

Third and Virginia Apartments - 2013-2015 3rd Avenue

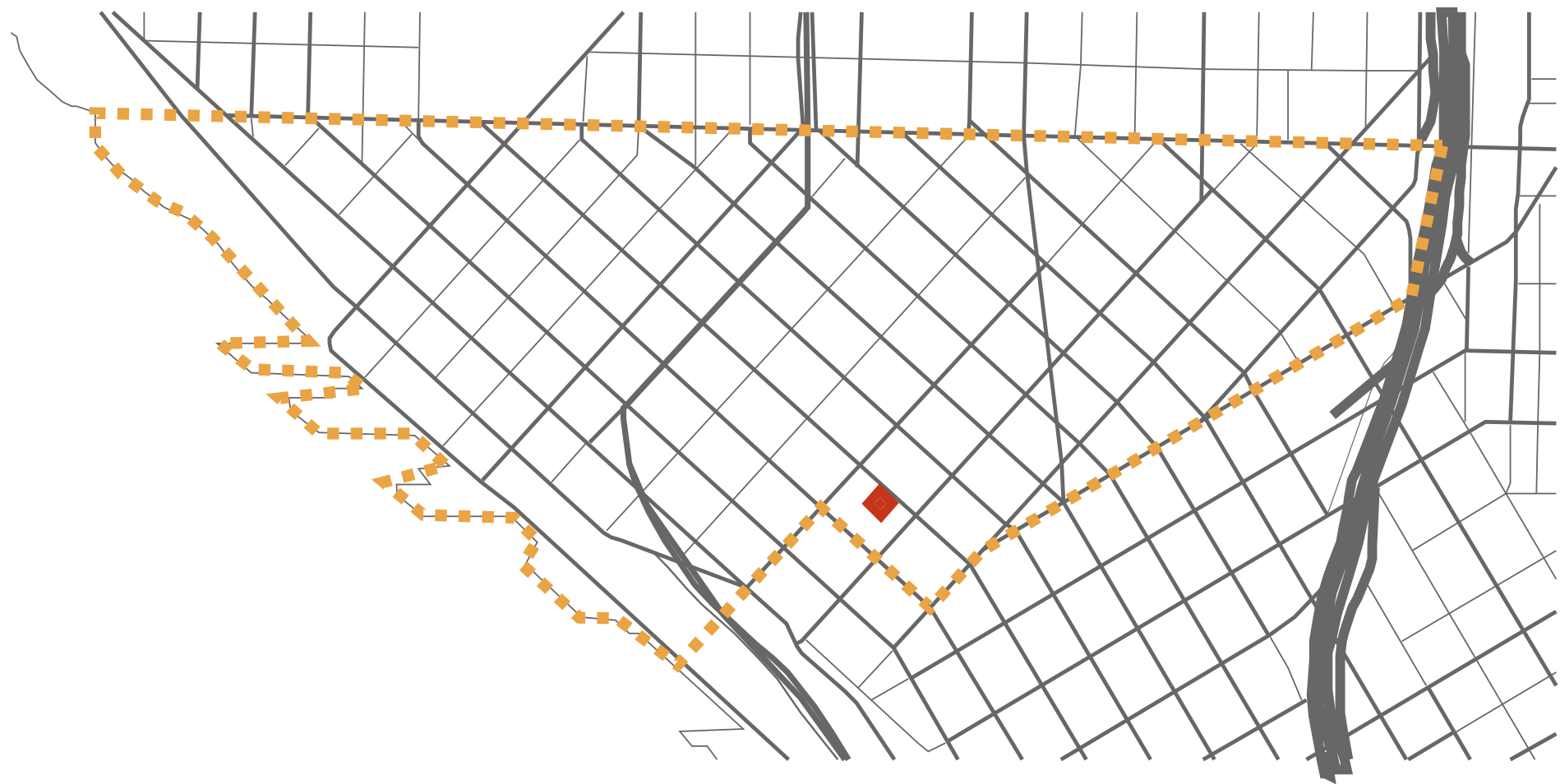


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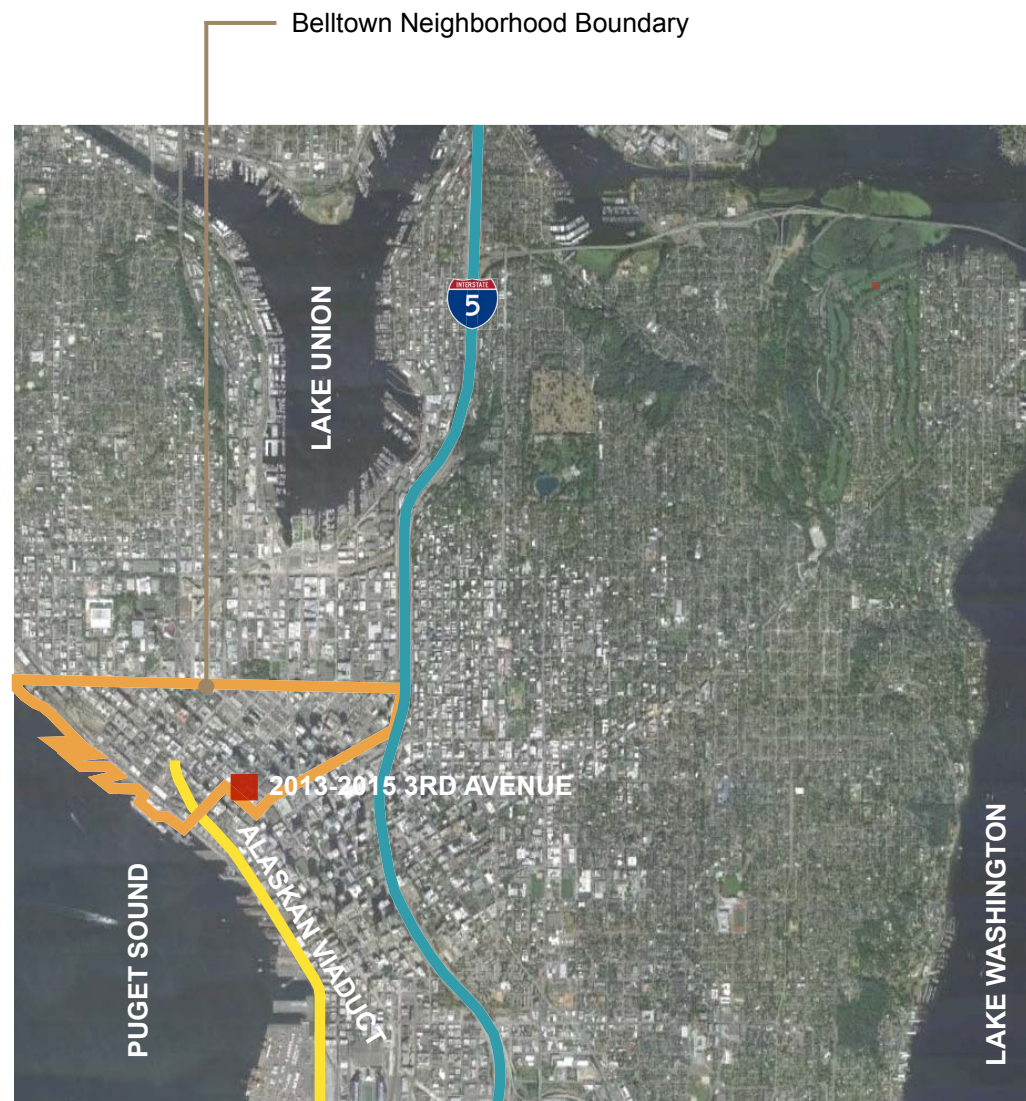


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THIRD AND VIRGINIA APARTMENTS

2013-2015 3rd Avenue, Seattle, WA 98121 — 12.4.2012 Early Design Guidance DPD Project Number: 3013740





VICINITY MAP



SITE LOCATION



EXISTING SITE INFORMATION

The parcels are located in Seattle's Belltown Neighborhood at 2013-2015 3rd Avenue on the West side of the block between Virginia Street to the South and Lenora to the North. There is an existing Metro & Rapid Ride bus stop in front of the site on 3rd Avenue, and a public alley behind the parcels. The topography of the site is fairly flat; sloping west, approximately 5 feet, from the sidewalk to the alley. The property is zoned DMC (Downtown Mixed Commercial) 240/290-400, in the Belltown Urban Center Village, along a principal transit and Class I pedestrian street.

The existing properties are currently owned and operated by Compass Housing Alliance which functions as administration offices and a day center. The single-story buildings have separate entrances along 3rd Avenue, but are internally connected. The existing buildings were part of a review during 2006-2007. They were identified as being so altered that they would not qualify as a Seattle Landmark (category 4). Landmark nomination review will not be required.

ZONING

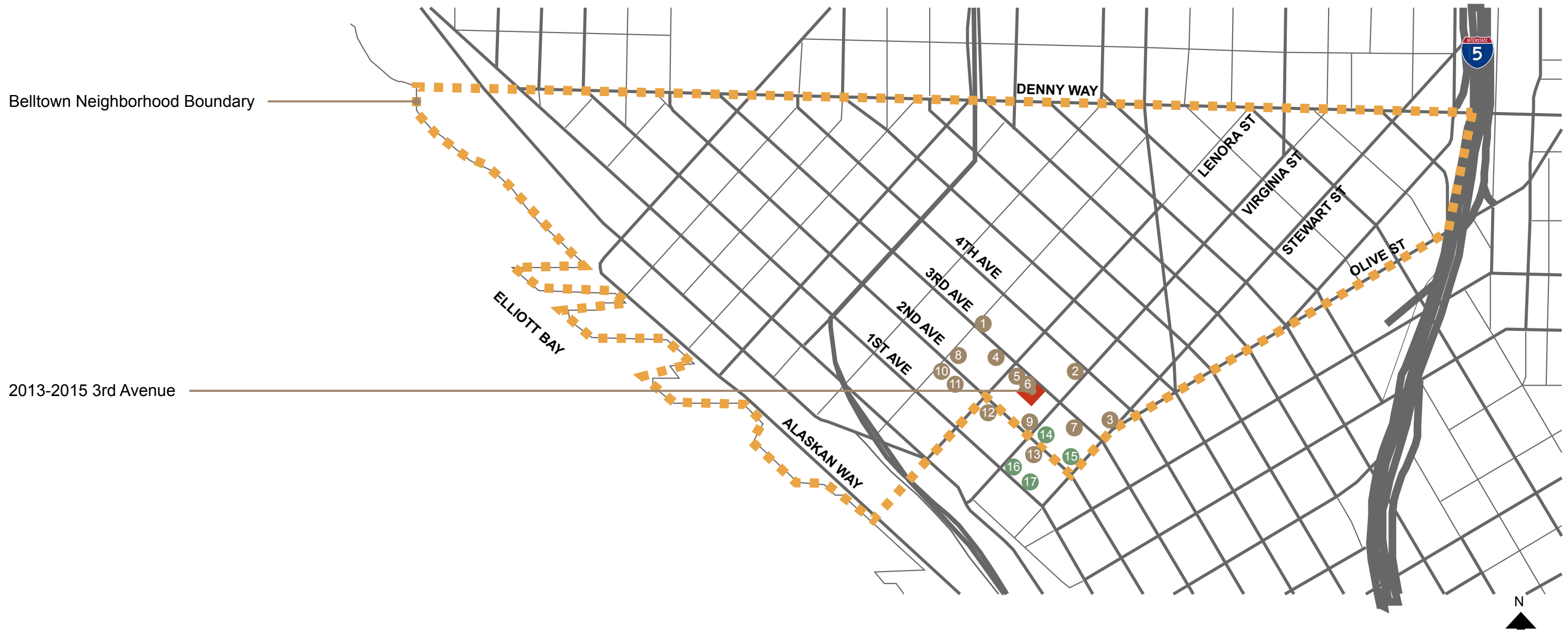
The site is within the Belltown Neighborhood Boundary/Belltown Urban Village. The zoning for the site is Downtown Mixed Commercial (DMC) 240/290-400. 3rd Avenue is a principal transit street, class I pedestrian street with a required minimum sidewalk width of 18 feet. A setback of 2 feet along the alley is required to meet alley width requirements. Street-level uses and property line facades are required. Continuous overhead weather protection is required between 10-15 feet above the sidewalk and a minimum of 8 feet horizontally from the building façade. The minimum façade height along a class I pedestrian street is 25 feet. The façade between 2 and 8 feet above the sidewalk shall be transparent with a minimum of 60% transparency. This does not apply to areas of the façade in residential use. Residential amenity space is required equal to 5% of the building square footage in residential use. A maximum of 50% may be enclosed.

NEIGHBORHOOD DEVELOPMENT

The development block and the opposite side of 3rd Avenue are all zoned DMC 240/290-400. Two recent developments are residential mixed use, Lenora Apartments and YWCA Opportunity Place, and are five-over-two construction. The Palladian, a Belltown Icon, is located on the southeast corner of the block. The remaining buildings on the block are one-to-two stories, historic in nature and mainly commercial/office use. The Denny Hill Building, another Belltown Icon, is located adjacent to the site to the north. Many other buildings remain in this area as one-to-two story building with commercial use. There are a few high-rises, condominiums and offices, within the nine-block neighborhood as well.

DEVELOPMENT OBJECTIVES

The project will consist of 64 studio units and 1 one-bedroom unit on levels 2-6. Exterior residential amenity area will be provided at the second level. The first level includes tenant amenities such as a common room, kitchen, central laundry and TV lounge as well as three staff offices, storage and mechanical/electrical rooms. Approximately 1,000 sf of commercial tenant improvement will be provided for 75% of the 3rd Avenue façade.



KEY: Icon/Historic Buildings

- | | | | |
|---|---------------------|----|-------------------------|
| 1 | 2134 3rd Avenue | 9 | Palladian |
| 2 | Marshall Building | 10 | Rivoli |
| 3 | Securities Building | 11 | El Rey |
| 4 | Army Building | 12 | Facade of Bethel Temple |
| 5 | Pathe Building | 13 | Terminal Sales Annex |
| 6 | Denny Hill Building | | |
| 7 | Haddon Hall | | |
| 8 | Castle | | |

KEY: National Register/Landmark Buildings

- | | |
|----|---------------------|
| 14 | Moore Theater/Hotel |
| 15 | Josephinum |
| 16 | Terminal Sales |
| 17 | Oxford |



1. 2134 3rd Avenue



4. Army Building



6. Denny Hill Building



9. Palladian



7. Haddon Hall



5. Pathe Building



14. Moore Theater/Hotel



13. Terminal Sales Annex



KEY: Materials

- Brick Wall
- Terra Cotta Wall
- New Building Using Brick on Street Level
- Brick Pavement (Some)
- Brick Pavement (Continuous)



Brick Wall



Brick Wall



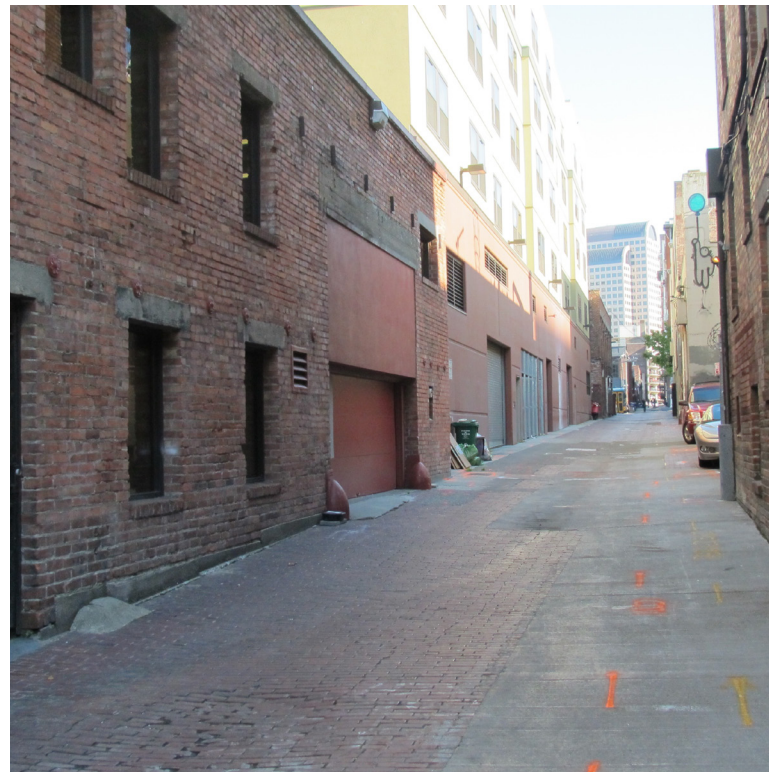
Brick Wall



Brick & Terra Cotta Wall



Brick Wall



Brick Wall & Pavement



Terra Cotta Wall



Brick Wall

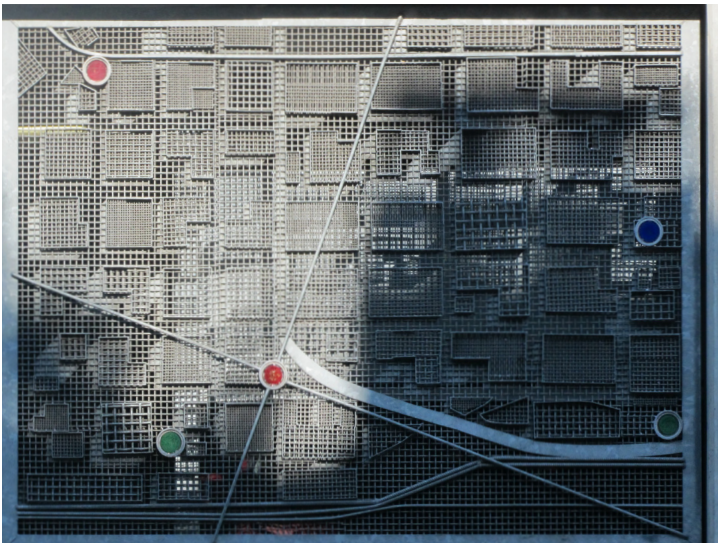


KEY: Belltown Art Walk

- | | | |
|---------------------------|--------------------|----------------------------------|
| 1 Seattle Ink and Oil | 9 Stylus Salon | 17 Northwest Woodworkers Gallery |
| 2 Black Bottle | 10 Endless Knot | 18 The Makers Space |
| 3 Inn Keeper | 11 speck GALLERY | 19 Whiskey Bar |
| 4 Cyclops | 12 Bedlam Coffee | 20 Under the Needle Tattoos |
| 5 Form/Space Atelier | 13 Belltown Barber | 21 Quicksilver Boardriders Club |
| 6 Roq La Rue Gallery | 14 The Upstairs | 22 Art/Not Terminal Gallery |
| 7 City Hostel Seattle | 15 Pintxo | |
| 8 Suyama Peterson Deguchi | 16 Spitfire | |



Lighting/Signage, Street Bean (3rd & Cedar)



Wall Art, Apartment Bldg. (Western & Battery)



Facade Treatment, CenturyLink Building (2nd & Lenora)



Gate Entry, Brasa Restaurant (3rd & Blanchard)



Signage, Site 17 Grocery (Western & Wall)



Wall Art, Apartment Bldg. (Western & Battery)



Mural (Western & Bell)



Entry Detail, Moore Hotel (2nd & Virginia)



Signage, Lillian Rice Senior Services (2nd & Blanchard)



Street Art (4th & Blanchard)



Mural (1st between Lenora & Virginia)



Sidewalk Element, Amber Bar (1st & Blanchard)



KEY: Amenities

- | | | | |
|---|----------------------------------|----|--------------------------------|
| 1 | US Post Office | 7 | Lillian Rice Senior Services |
| 2 | Belltown Community Center | 8 | Plymouth Housing Offices |
| 3 | Belltown Market | 9 | Ralph's Grocery & Deli |
| 4 | Matt Talbot Center | 10 | DSHS Belltown Center |
| 5 | King County Public Health Center | 11 | YWCA Opportunity Place |
| 6 | Dan's Belltown Grocery | 12 | Pike Place Market |
| | | | Neighborhood Amenity/ Business |



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1. US Post Office #111



2. Belltown Community Center



3. Belltown Market



Matt Talbot Center at Traugott Terrace



5. King County Public Health Center



6. Dan's Belltown Grocery



7. Lillian Rice Senior Services



8. Plymouth Housing Offices



9. Ralph's Grocery & Deli



10. DSHS Belltown Center



11. YWCA Opportunity Place

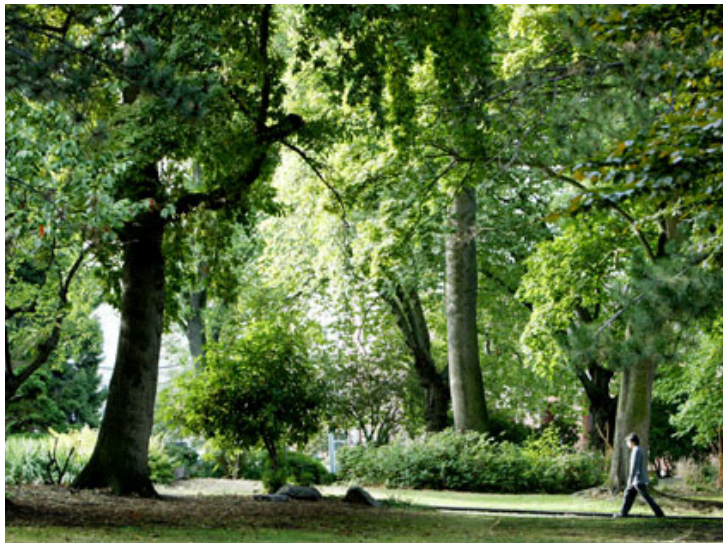


12. Pike Place Market



KEY: Open Space

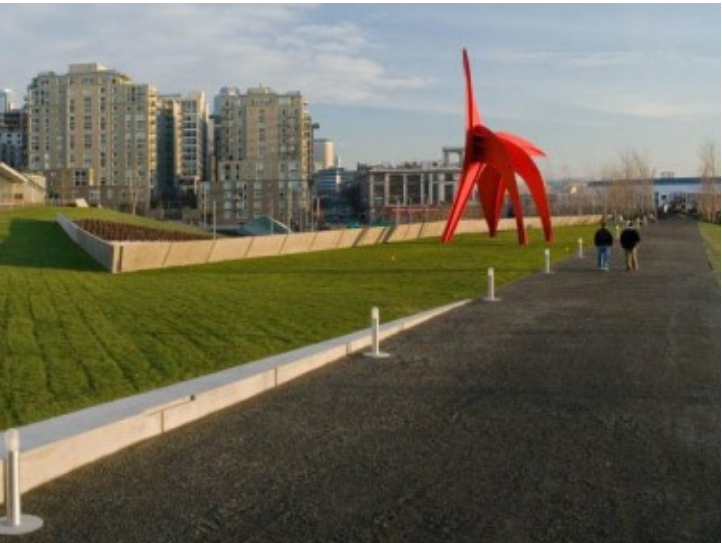
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|-----------------------------------|--|
| 1 Denny Park | 8 Bell Street Pedestrian Bridge (Wto Walk) |
| 2 Elliott Bay Trail | 9 Lenora Street Pedestrian Bridge |
| 3 Olympic Sculpture Park | 10 Market Place One & Two Plaza |
| 4 Belltown P-Patch & Cottage Park | 11 Victor Steinbrueck Park |
| 5 Regrade Park | Open Space |
| 6 Office Building Plaza | |
| 7 US Courthouse Plaza | |



1. Denny Park



2. Elliott Bay Trail



3. Olympic Sculpture Park



4. Belltown P-Patch and Cottage Park



5. Regrade Park



5. Regrade Park, Mural



6. Office Building Plaza



7. US Courthouse Plaza



8. Bell Street Pedestrian Bridge (Wto Walk)



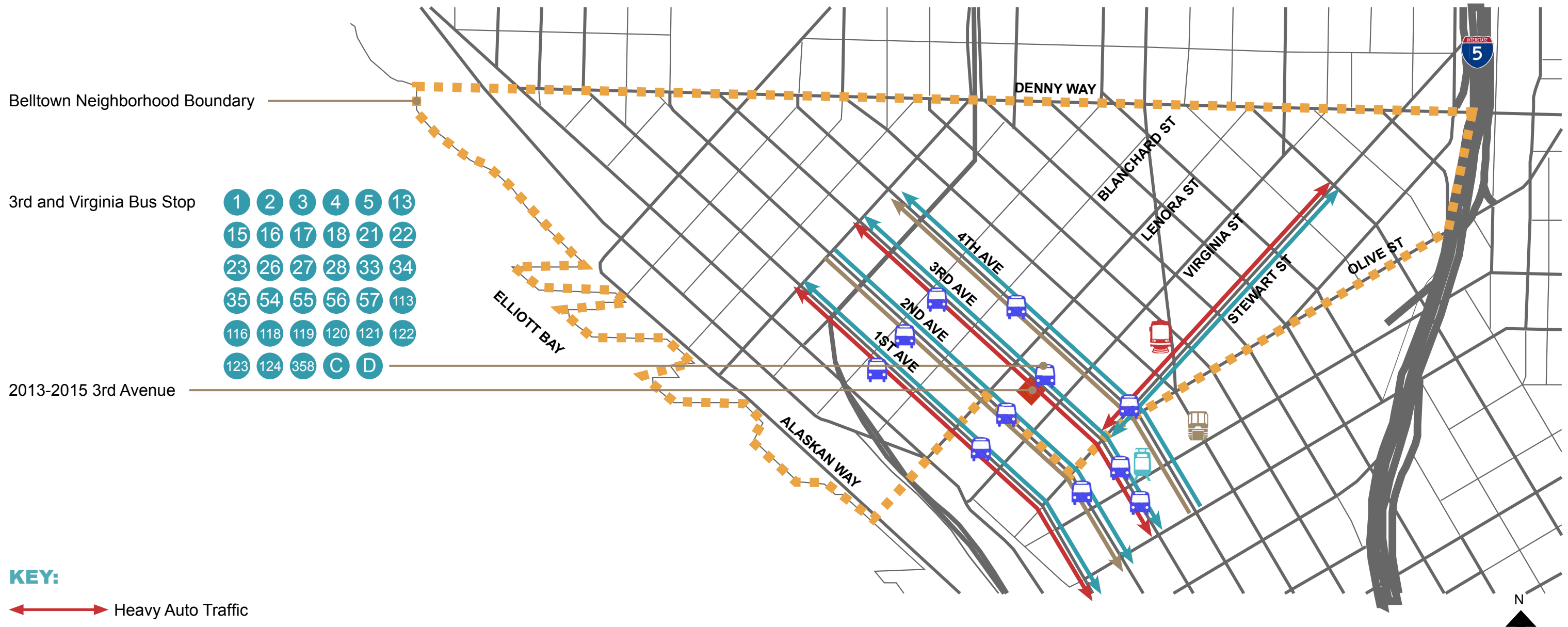
9. Lenora Street Pedestrian Bridge



10. Market Place One & Two Plaza



11. Victor Steinbrueck Park





South Lake Union Streetcar



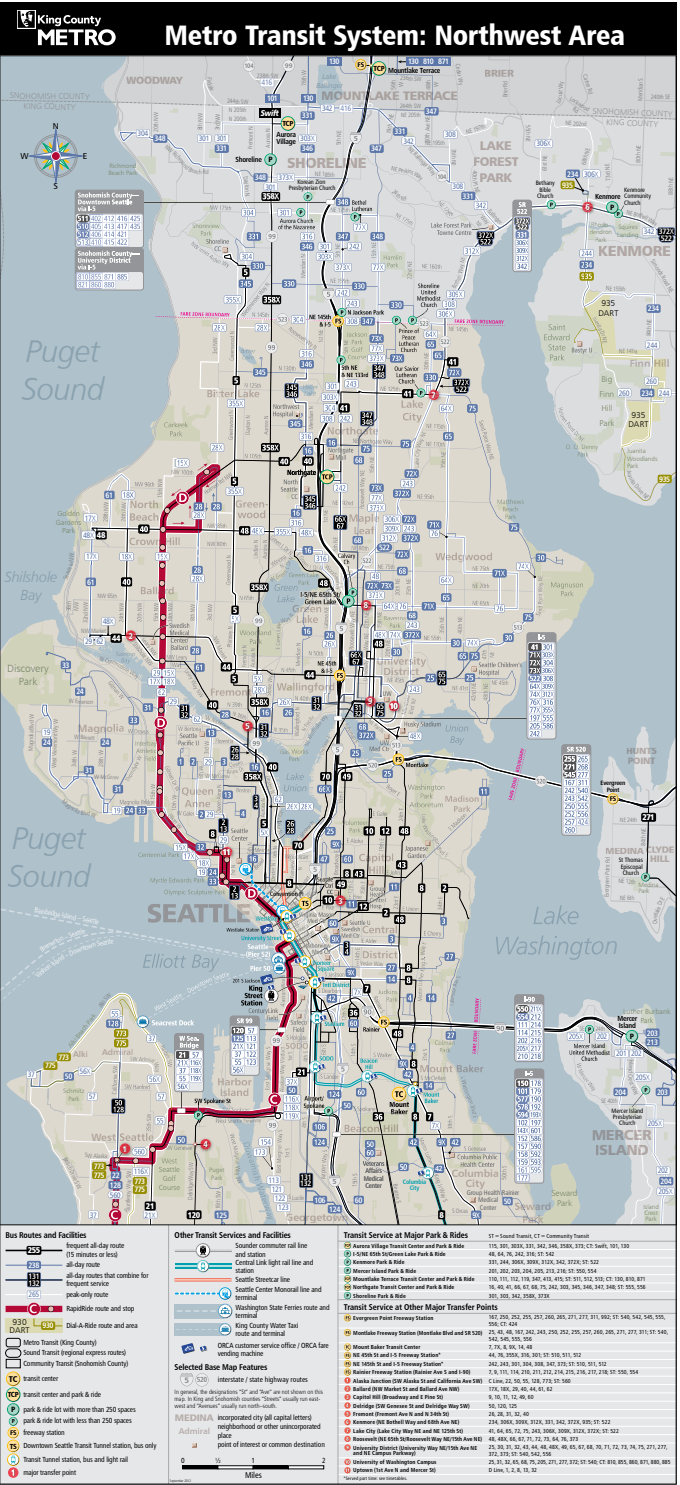
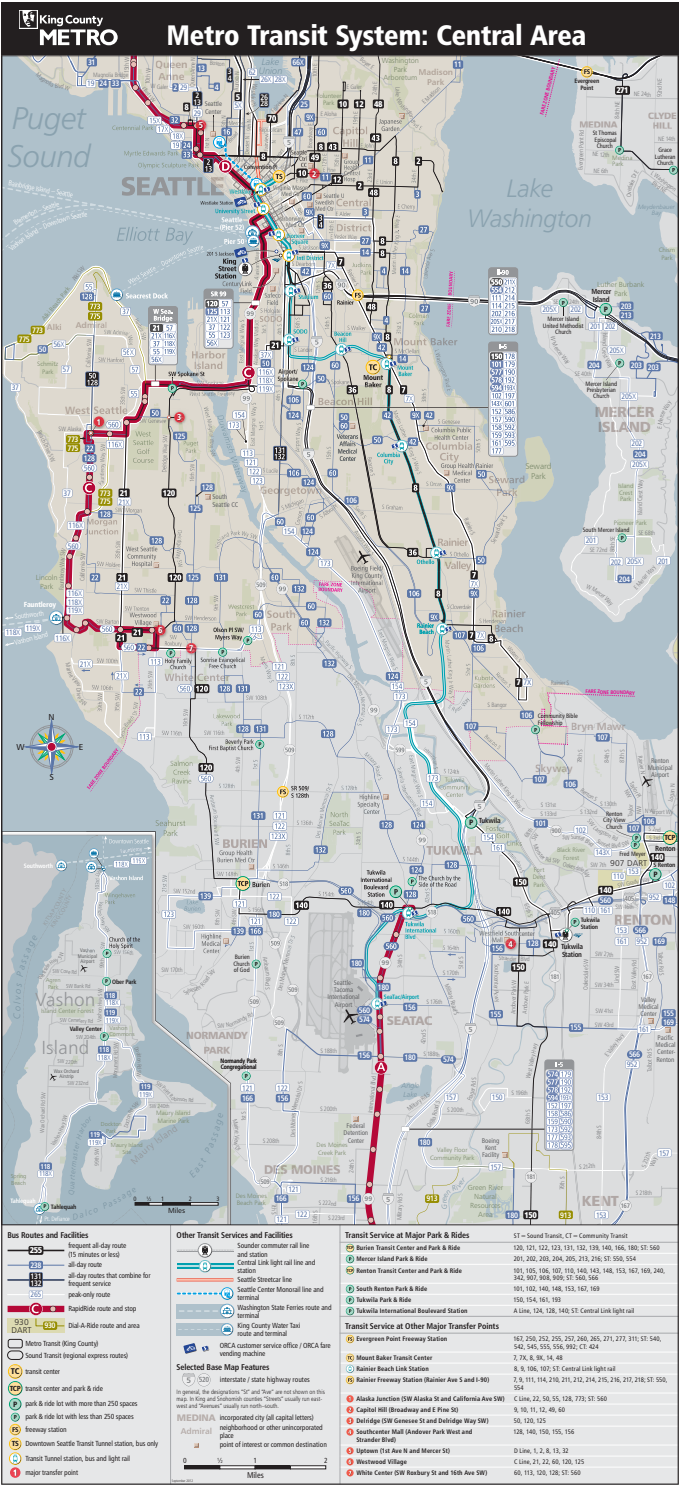
King County Metro RapidRide Bus Shelter (3rd & Virginia)

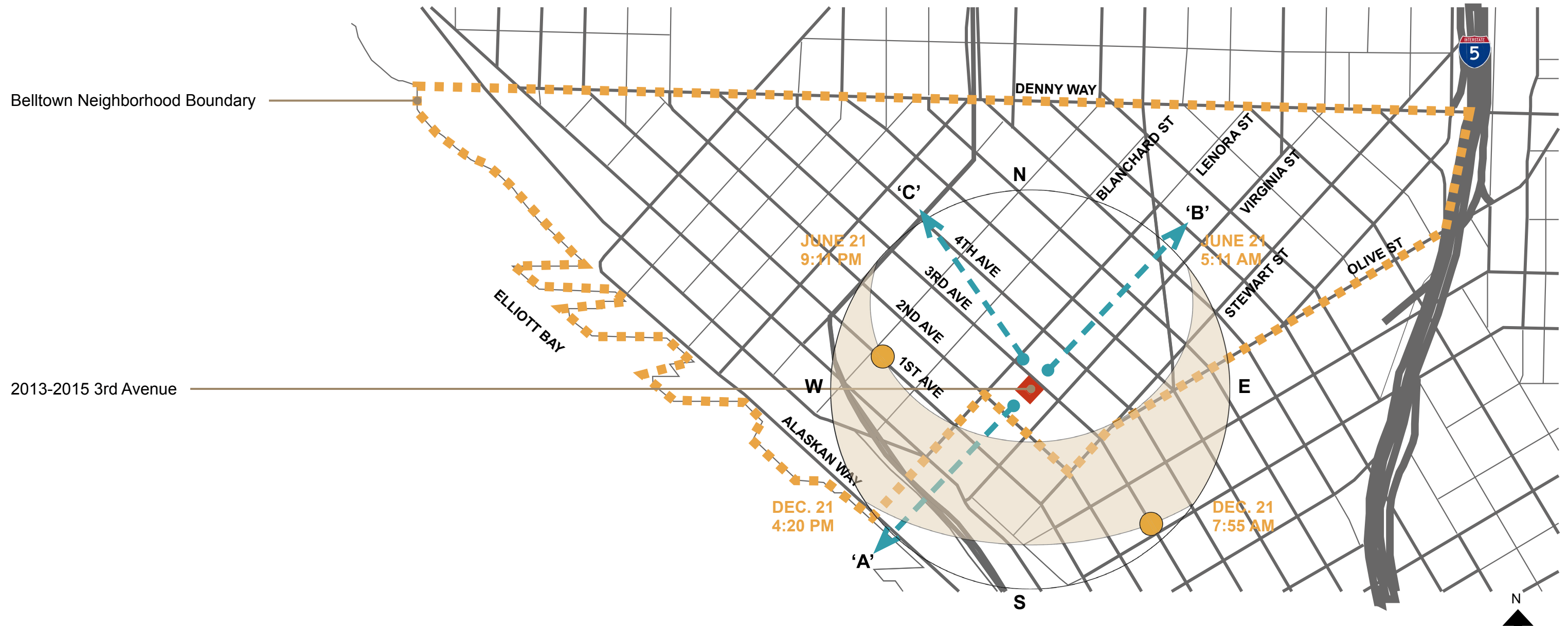


Monorail



Downtown Transit Tunnel for Light Rail and Buses





KEY:



Solar Access



Current View Opportunities



View 'A'



View 'B'

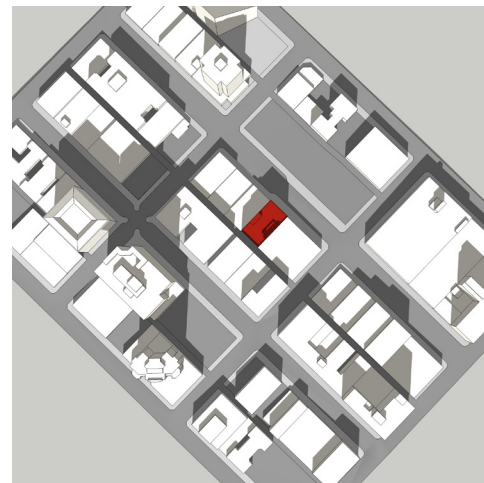


View 'C'

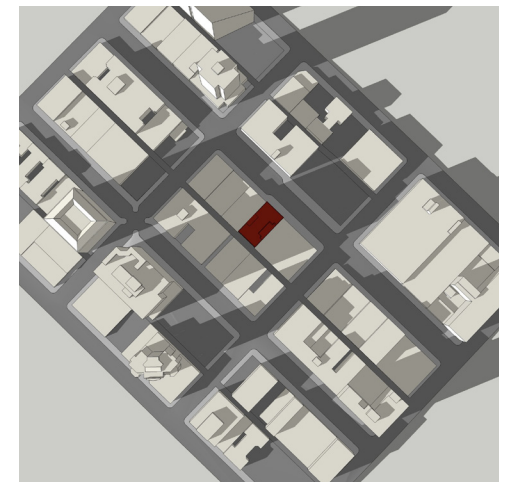
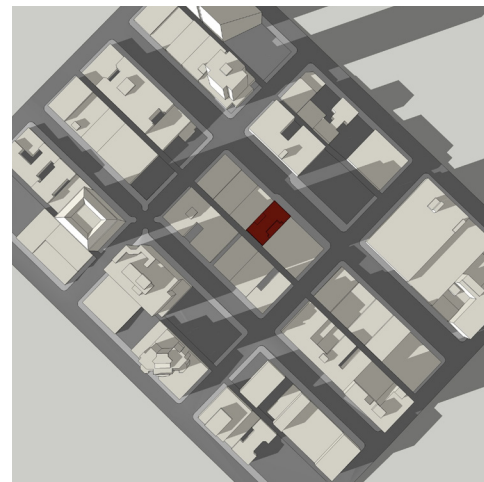
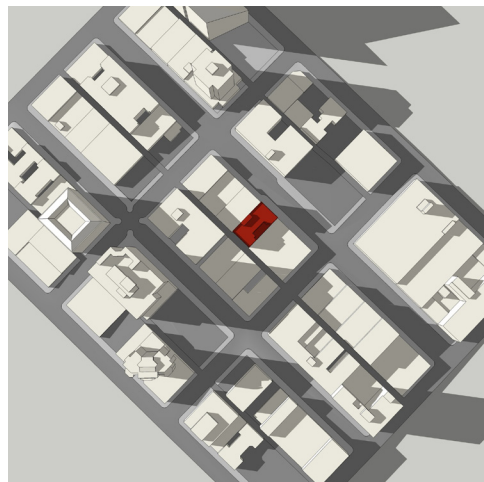
9:00 AM



12:00 PM



5:00 PM



JUNE 21

SEPTEMBER 21

DECEMBER 21

MARCH 21



9-BLOCK NEIGHBORHOOD
DEVELOPMENT KEY

1. 4th & Blanchard Office Building

2. Plaza Open Space

3. Ralph's Grocery & Deli

4. Jiffy Lube

5. Stratford on Fourth Apartments

6. Marshall Building Office/Restaurant

7. Bed, Bath & Beyond/Parking Garage

8. Retail/Parking

9. Retail/Offices

10. Mexican Consulate

11. 3rd Ave Condominium (office)

12. Office Building

13. Office Building

14. Royal Crest Condominium

15. YWCA Opportunity Place

16. Parking Lot

17. Markham Office Building

18. Plymouth Housing Offices/Langdon & Anne Simmons Senior Apartments

19. Army Office Building

20. Sig's Barber Shop/Parking Lot

21. Jewish Federation of Seattle

22. Abracadabra Printing

23. Denny Hill Office Building

24. Swifty Printing

25. Parking Garage

26. Trust Office Building

27. Haddon Hall Apartments

28. Downtown Self-Storage

29. Bergmann's Luggage
30. Castle Apartments

31. Office Building

32. Noodle Bar Lounge

33. DSHS Belltown Center

34. Parking Lot

35. Lenora Apartments

36. Parking Garage

37. Retail

38. The Palladian Apartments

39. Moore Theater

40. Moore Hotel

41. Josephinum Apartments

42. Retail/Restaurant

43. Rivoli Apartments

44. El Ray Apartments

45. Retail

46. Century Link Building

47. Cristala Condominium

48. Surface Parking

49. Terminal Sales Building Annex

50. Retail

51. Office

52. Viktoria Apartments

53. Plymouth on Stewart Apartments

54. Retail

55. Surface Parking

56. Federal Army Navy Surplus Store

57. DKA Architects

58. Patagonia Retail
59. First and Lenora Office Building

60. Retail/Motel

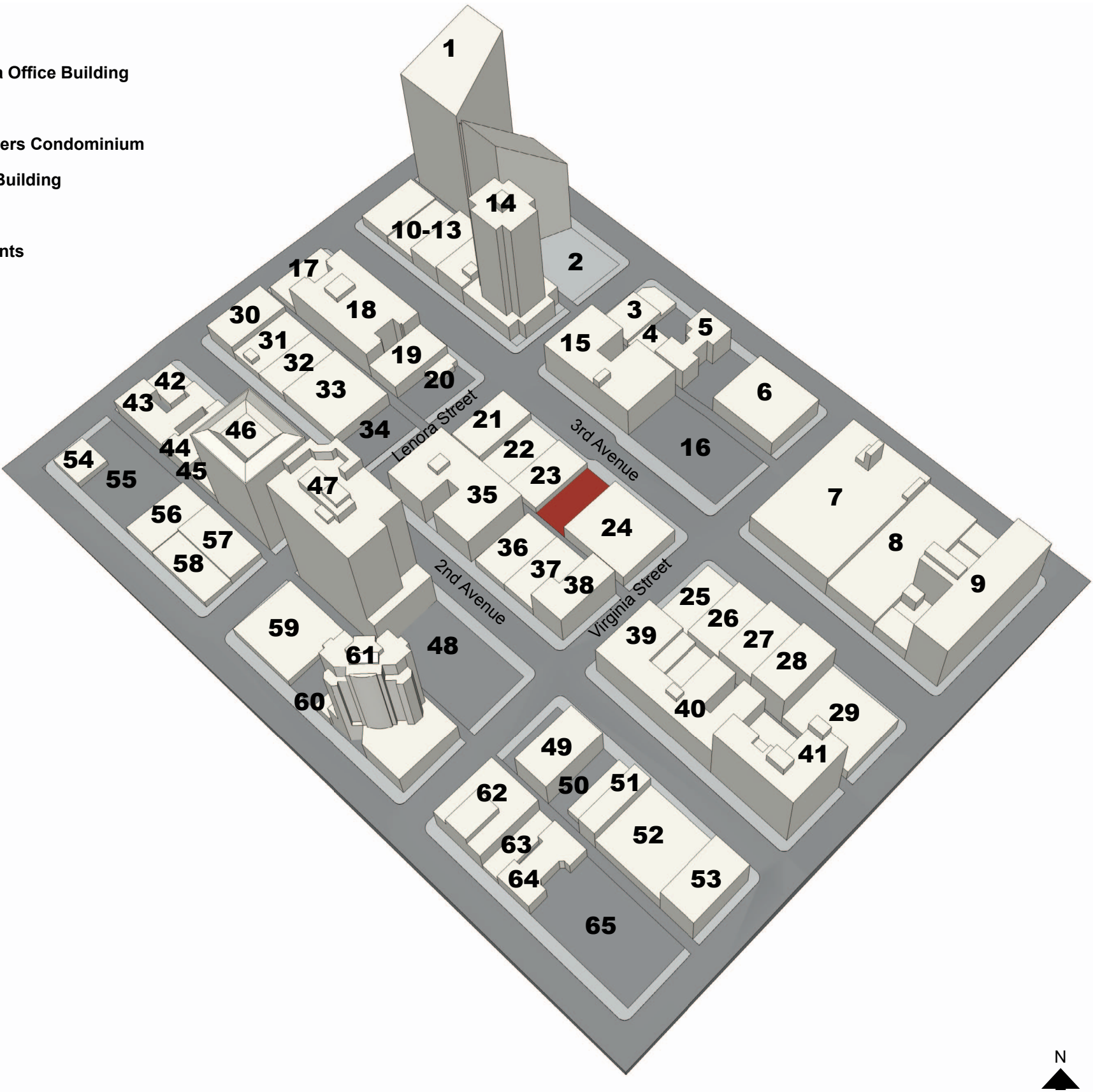
61. One Pacific Towers Condominium

62. Terminal Sales Building

63. Retail/Office

64. Oxford Apartments

65. Surface Parking





1. Fourth & Blanchard Office Building



2. Office Plaza



4. Jiffy Lube



5. Stratford of Fourth Apartments



6. Marshall Building



7. Bed Bath & Beyond / Parking



9. Securities Market Office Building



10. Mexican Consulate



11. 3rd Avenue Condominium (Office)



12. Offices



35. Lenora Apartments



38. The Palladian Apartments

Belletown Neighborhood Boundary














Enlarged Zoning Diagram

2013-2015 3rd Avenue



City of Seattle Zoning Map

KEY: Zoning

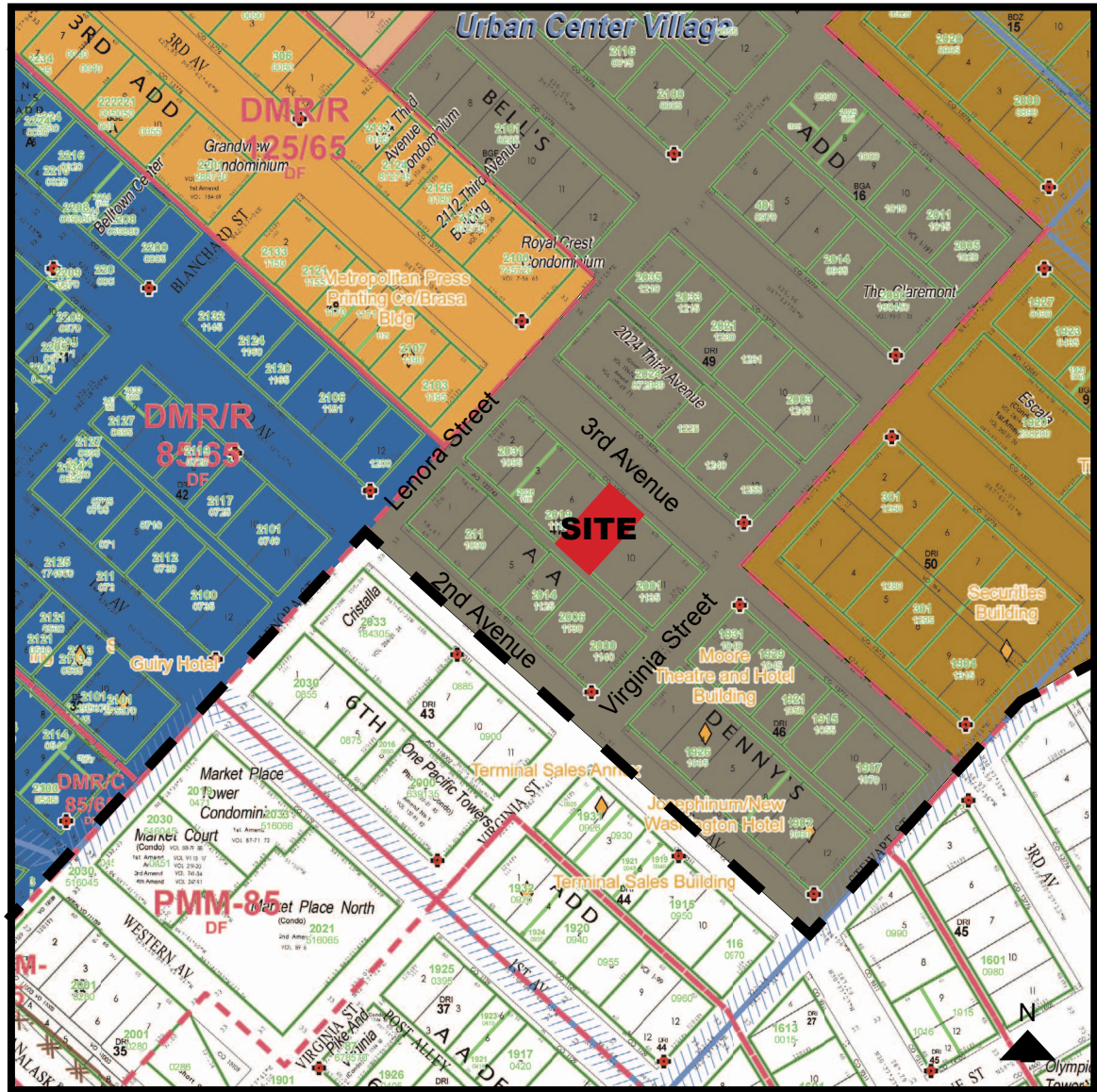
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|---|-----------------|---|------------------|
|  | DMC 340/290-400 |  | DMR/R 125/65 |
|  | DMC 240/290-400 |  | DMR/R 85/65 |
|  | DMC-85 |  | DH2/85 |
|  | DMC-65 |  | DH2/65 |
|  | DMR/C 240/125 |  | DOC2 500/300-500 |
|  | DMR/C 125/65 | | |
|  | DMR/C 85/65 | | |
|  | DMR/R 240/65 | | |



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City of Seattle Zoning Map



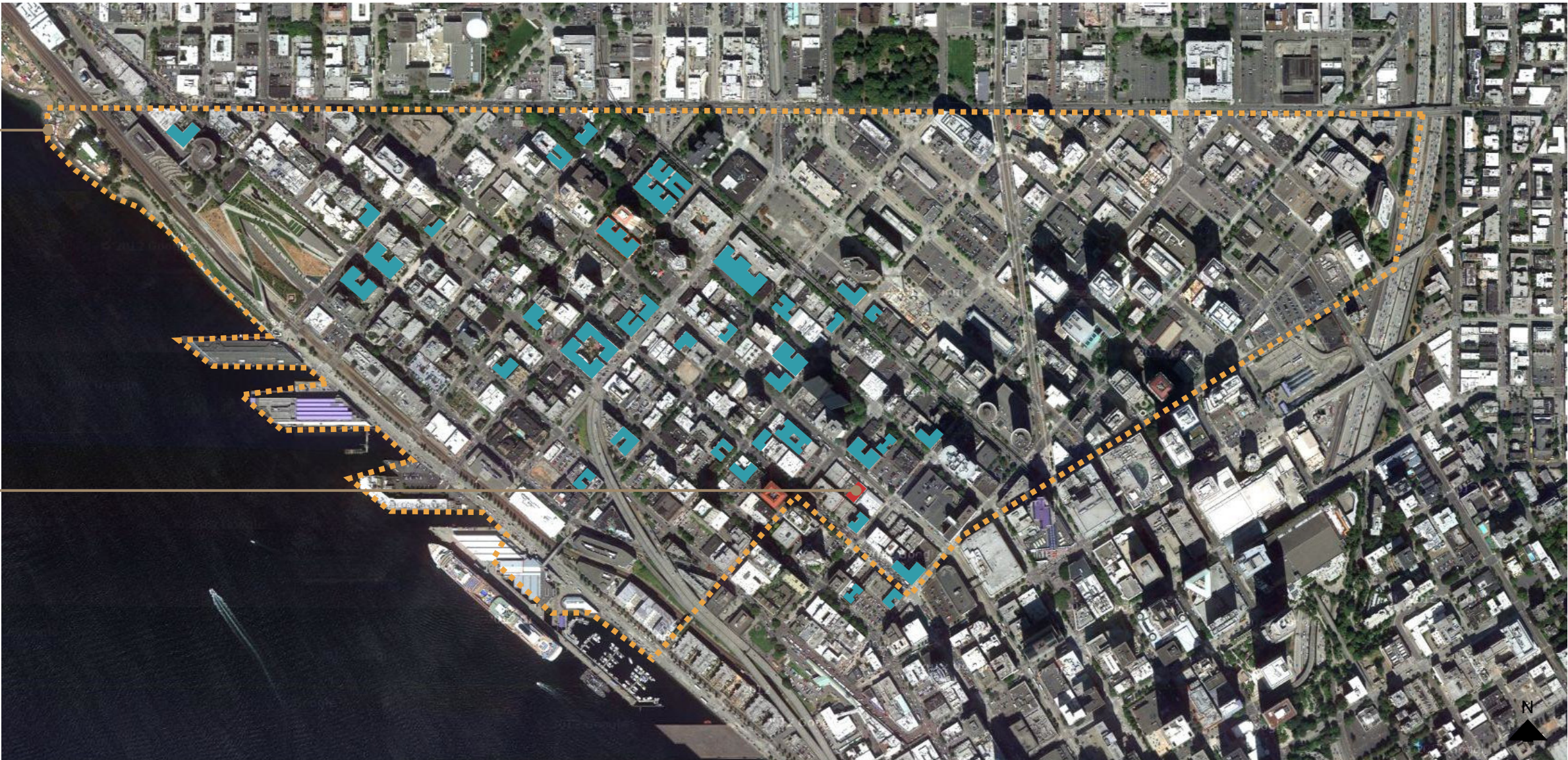
9-Block Surrounding Use Map

KEY: Building Major Use

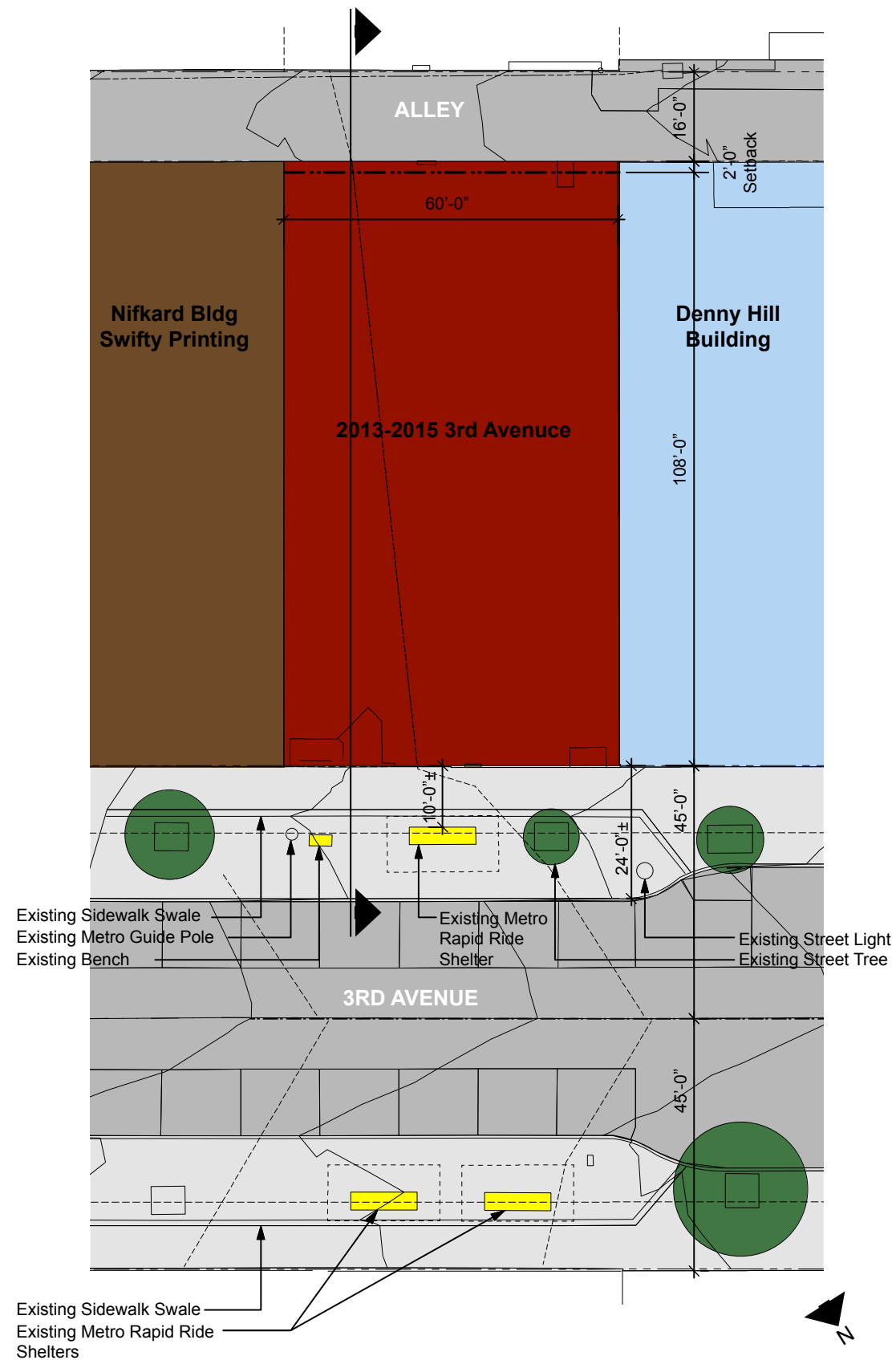
- Project Site
- Residential
- Office
- Parking
- Performing Arts
- Government
- Storage/Service
- Retail
- Hotel

Belltown Neighborhood Boundary

2013-2015 3rd Avenue



Google Aerial Map



BUILDING & SITE DATA

Building Address: 2013-2015 3rd Avenue Seattle, WA 98121
Site Area: 6,487 SF; approx. 0.1489 acres. 60'x108'
Zoning: Downtown Mixed Commercial 240/290-400
Departure: None anticipated.
Building Footprint: 5,860 SF
Setbacks: 2'-0" Alley setback
Building Height: 80'-0"
Building Area: 37,655 SF
Commercial Area: 1,000 SF
Residential Use Area: 34,008 SF
Residential Amenity Area: 1,700 SF/850 SF maximum enclosed
Bike Storage: 1:2 = 33 Bike Storage Spaces
Solid Waste Storage: 435 SF(Residential) + 41 SF(Commercial) = 476 SF
Construction: Five levels of type V-A over two levels of type I-A.
Proposed # of Units: (64) Studio Units; (1) One-Bedroom Unit

GUIDING CONCEPTS

Neighborhood Relationships:

Relate of the Belltown neighborhood character and transportation network.
 Take cues from Belltown neighborhood iconic and historic building massing, datum lines and proportion using contemporary materials and detailing.

Site Relationships:

Activate and enhance pedestrian experience.
 Separate pedestrian flow from Metro bus stop area.

Commercial:

Create a vibrant and transparent space for a future tenant to encourage interaction and viability.

Housing:

Provide 65 units of affordable rental housing using an efficient floor plan.
 Create safe and functional amenity space with access to private exterior space.



Existing Site Section



Virginia Street

Swiftly Printing

Building Site/Metro Rapid Ride Stop

Denny Hill Office Building

Abracadabra

Jewish
Federation of
Greater Seattle

Lenora Street

3RD AVENUE: Southwest Elevation



YWCA Opportunity Place

Metro Rapid Ride Stop/Surface Parking

Virginia Street

3RD AVENUE: Northeast Elevation



ALLEY: Southwest Elevation, 2013-2015 3rd Avenue



ALLEY: From Mid-Alley looking Northwest



ALLEY: From Site looking Southwest



ALLEY: From Mid-Alley looking Southeast

SEATTLE LAND USE CODE ANALYSIS

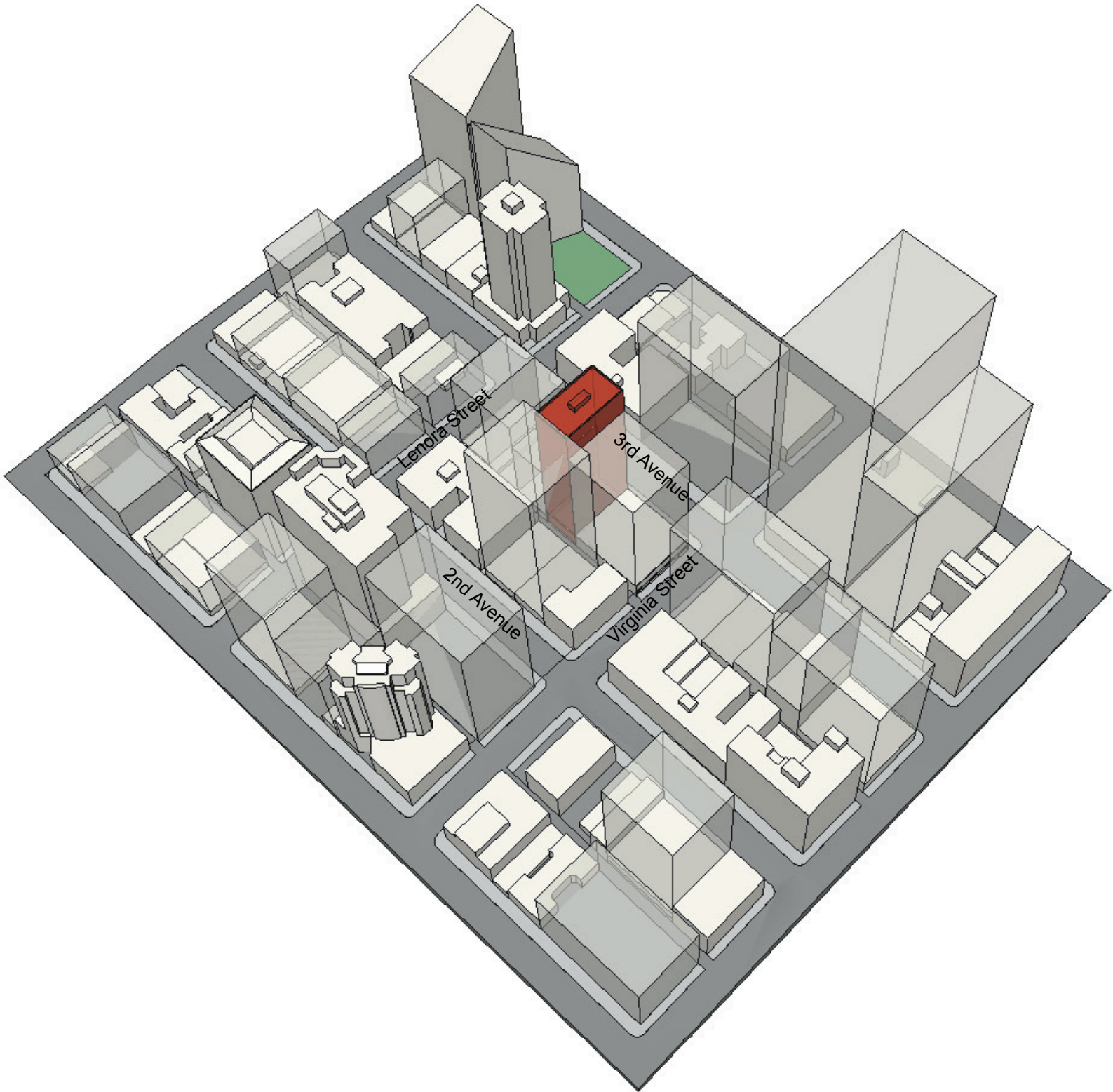
Downtown Mixed Commercial - DMC 240/290-400

Belltown Urban Center Village

Principal Transit Street

Class I Pedestrian Street

- 23.49.009 Street-Level Use Required; 75% Street Frontage:
General Sales & Services; Human Service uses & Childcare Facilities; Retail Sales, Major Durables; Entertainment Uses; Libraries; Eating & Drinking Establishments; Sales & Services Marine.
- 23.49.010 General Requirements for Residential Uses:
5% of total gross floor area in residential use shall be provided as common recreation space. A maximum of 50% may be enclosed, the minimum horizontal depth shall be 15 feet and minimum 225 square feet.
- 23.49.011 Floor Area Ration: Exempt.
- 23.49.018 Overhead Weather Protection and Lighting:
Continuous protection required along the entire street frontage with a minimum height of 10 feet/maximum height of 15 feet and extend a minimum of 8 feet from the building.
- 23.49.019 Parking:
Vehicle parking is not required.
Bicycle Parking: 1 bicycle parking space for every 2 residential units = 33 minimum.
- 23.49.029: Utility Services Uses:
Provide either a 5 foot deep landscaped area or architectural detailing, artwork, vegetated trellises, decorative fencing or similar.
- 23.49.056 Street Façade:
DMC along Class I Pedestrian Street = 25 feet
Façade Transparency: Area of the façade between 2 and 8 feet above the sidewalk shall be transparent. This does not apply to areas of the façade in residential use. Class I Pedestrian Streets shall be a minimum of 60%.
Blank Façade Limits: Area of the façade between 2 and 8 feet above the sidewalk shall not exceed 7.5% of blank area and shall not exceed 15 feet in length.
- 23.54.040: Shared Storage for Solid Waste Containers
51-100 Dwelling units provide 375 square feet plus 4 square feet for each additional unit above 50. Nonresidential area 0-5,000 square feet shall provide 50% of minimum required area (82 square feet).
 $375 + (4 \times 15) + (82/2) = 476$ SF total
The minimum horizontal distance shall be 12 feet and access shall be 10 feet minimum.
- Right-of-Way
Right-of-way improvements and street trees are not required as part of this development per the Preliminary Site Visit Report and confirmed during a Pre-Application meeting that was held on August 2nd, 2012.



9-Block Maximum Zoning Envelope



THIRD AND VIRGINIA APARTMENTS

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DESIGN GUIDELINE ANALYSIS (Important Guidelines in **Bold**)
Guidelines for Downtown Development & Belltown Urban Center Village

A: Site Planning & Massing - *Responding to the Larger Context*

A-1: Responding to the physical environment. (Belltown-Specific)

The mid-block property is located on the southern edge of Belltown at a major transportation hub for Metro Buses and the new Rapid Ride Line. The streetscape will respond to the active pedestrian environment. The upper levels will take advantage of current views to Puget Sound, the views across 3rd Avenue as well as peak-a-boo views of the Space Needle to the north.

B: Architectural Expression – *Relating to the Neighborhood Context*

B-1: Respond to the neighborhood context. (Belltown-Specific)

The architectural expression of the development will add to the continued diversity that defines Belltown. The expression will take cues from the iconic and historical buildings surrounding the site such as massing, datum lines and proportion.

B-2: Create a transition in bulk & scale. (Belltown-Specific)

The properties surrounding buildings establish a strong base and datum lines to draw from. The base will relate to the existing buildings through materials and detailing, while the upper levels will appear to scale back through distinguished materials. Windows between the base and the upper levels will also define the scale between the two masses.

B-3: Reinforce the positive urban form & architectural attributes of the immediate area. (Belltown-Specific)

As mentioned above, the development intends to draw from the surround buildings. The building to the north is the Denny Hill Building which establishes a strong belt course to end the base of the building massing. This belt course is also an evident link on the building to the south, Swifty Printing. The massing, symmetry and strong lines of the Denny Hill building will provide guideline to relate the new development to. It will create a harmonious sight line along the sidewalk to enhance the pedestrian experience.

B-4: Design a well-proportioned & unified building.

The proportion and cohesion of the building will be achieved through datum lines, window and façade material patterns, entrance identification and a strong base that transitions to the body of the building and parapet.

C: The Streetscape – *Creating the Pedestrian Environment*

C-1: Promote pedestrian interaction. (Belltown-Specific)

A major goal of the development is to improve the pedestrian experience along the block. This development will provide commercial space with maximum transparency and overhead weather protection. The facade will aide in identifying the sidewalk separately from the Metro bus stop waiting area encouraging an interactive and welcoming experience.

C-2: Design facades of many scales.

With the Rapid Ride bus shelter directly in front of the property, it will be crucial to ensure the pedestrian experience is enhanced between the building façade and the bus stop. Transparency and locations of building entries along the sidewalk will encourage pedestrian flow.

C-3: Provide active – not blank – facades.

The intent of the development is to meet and exceed the Seattle Land Use Code transparency requirements.

C-4: Reinforce building entries.

Two main entrances will serve this development; one for commercial and one for residential. They will each be recessed and identified separately as such. The entries will be located on each corner of the 3rd Avenue façade to create symmetry, separation and allow the entrances to be more visible around the existing Rapid Ride bus shelter.

C-5: Encourage overhead weather protection. (Belltown-Specific)

Continuous overhead weather protection will be provided along 3rd Avenue. It will be broken up to identify the commercial and residential entrances. Height and depth will be taken into account with the existing Rapid Ride bus shelter to ensure a “tunnel effect” will not be created. Lighting will be incorporated into the building and/or canopy for pedestrian safety and security.

C-6: Develop the alley facades. (Belltown-Specific)

The services and utilities for the development will be located and accessed from the alley. The dumpsters will be located within the building and accessed for pick up. All utilities will be screened from direct view. Adequate lighting, which will not disturb neighboring properties, will be provided. The datum lines will continue from the 3rd Avenue façade to the alley to create a unified building.

D: Public Amenities – *Enhancing the Streetscape & Open Space*

D-1: Provide inviting & usable open space. (Belltown-Specific)

Private exterior residential common space will be provided on the second level accessible to all tenants. The preferred orientation is towards the south to allow for solar exposure. The exterior common space will be landscaped and provide built-in furniture for tenant interaction.

D-2: Enhance the building with landscaping. (Belltown-Specific)

Minimal landscaping elements may be integrated into the entrances if the locations are viable for plant growth. This would soften the transition between the sidewalk and the entrances. Landscaping will be incorporated into the exterior residential common space as well as vertical landscaping on the building.

D-3: Provide elements that define the place. (Belltown-Specific)

The building overhead weather protection will relate to the existing Rapid Ride bus shelter to define the sidewalk in front of the development as a pedestrian sidewalk and not a waiting area to encourage interaction with the building and streetscape.

D-4: Provide appropriate signage. (Belltown-Specific)

Signage will be integrated to identify place, extending the Belltown character to its southern edge.

D-5: Provide adequate lighting. (Belltown-Specific)

Lighting will be used to identify entrance as well as pathway.

D-6: Design for personal safety & security.

Lighting will be the first element to promote safety and security. The entrances will also be located on the corners of the site so that they are visible around the Rapid Ride bus shelter. Signage and overhead weather protection will be at the appropriate height to relate to the pedestrian experience and creating openness; not a “tunnel effect” between the building and the Rapid Ride bus shelter.

E: Vehicular Access & Parking – *Minimizing the Adverse Impacts*

E-1: Minimize curb cut impacts.

No new curb cuts are proposed.

E-2: Integrate parking facilities.

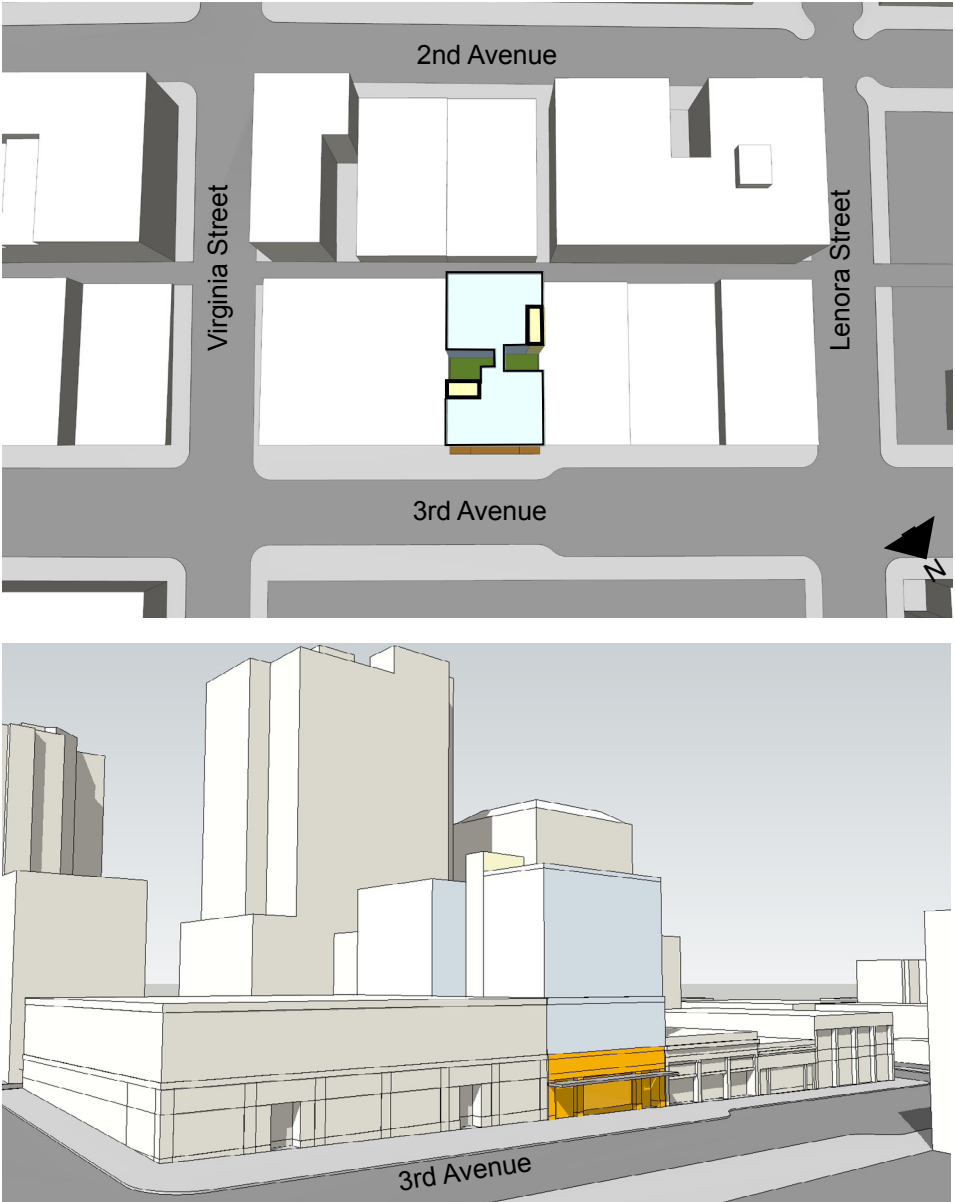
No parking will be provided.

E-3: Minimize the presence of service areas.

Pending further coordination with PSE, the gas service is currently located in 3rd Avenue, which would result in a meter located on the front façade. Screening would be implemented if the location were to remain. All other dumpster, utilities and services areas are accessed from the alley. These areas will be sufficiently lighted and screened from adjacent properties.

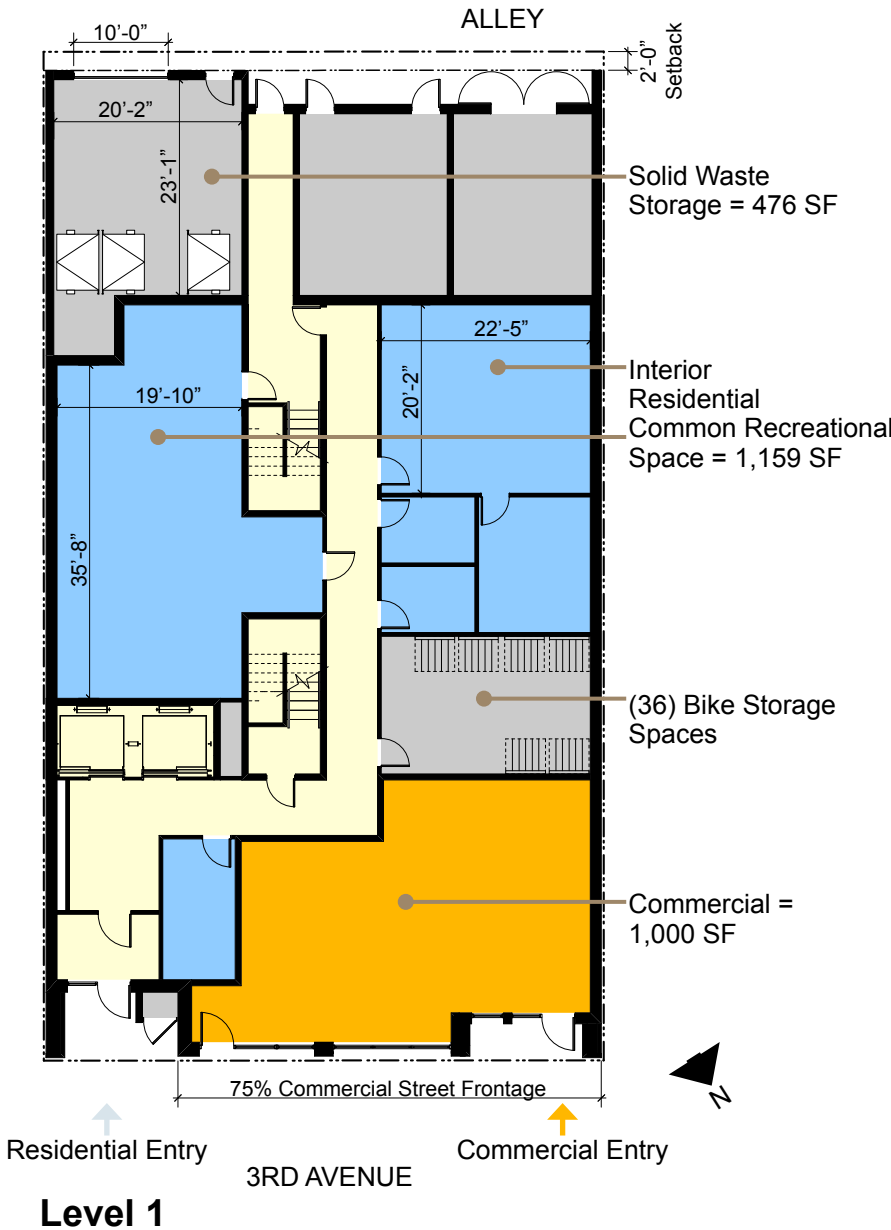
GUIDING CONCEPTS

- Neighborhood Relationships:**
The massing responds to the adjacent buildings horizontal datum lines.
- Site Relationships:**
The commercial entry is located on the northern/mid-block corner of the site pulling it further from the Metro bus stop activity.
- Commercial:**
The commercial entry would be preferred at the opposite corner to relate to the waiting passenger.
- Housing:**
The floor plan allows for separation of common recreation spaces on Level and at Level 2 exterior spaces. The exterior spaces are small and may not have sufficient solar access.



DESIGN GUIDELINE RESPONSES

- B: Architectural Expression:**
The scale and proportion of the massing is broken into three sections, which creates a horizontal relationship rather than vertical.
- C: The Streetscape:**
Recessed entries identify the commercial and residential spaces. Transparency and overhead weather protection enhance the pedestrian experience.



DEPARTURE REQUEST

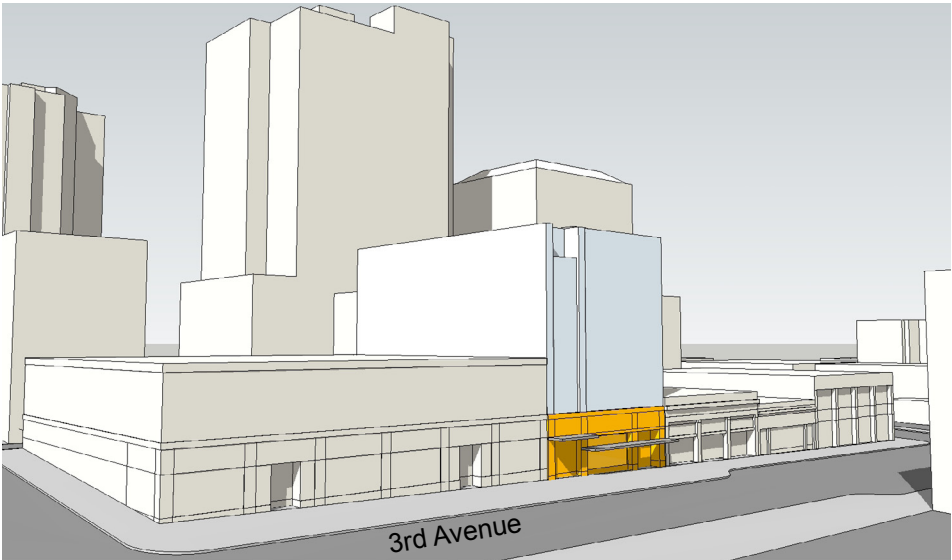
23.49.010: Common Recreation Area:
A departure from the 15'-0" minimum horizontal dimension and 50% enclosed area is requested when calculating required interior & exterior common recreation area. This is due to site area, construction type (7 stories max) and minimum unit square footage requirements.

Floor Area in Residential Use = 34,442 SF x 5% = 1,722 SF of Common Recreation Area
Max Floor Area Allowed to be Enclosed = 861 SF
Interior Common Recreation Area Total Complying = 1,159 SF
Exterior Common Recreation Area Total Complying = 375 SF
Exterior Common Recreation Area Total Not Complying = 329 SF
Total Common Recreation Area Provided = 1,863 SF



GUIDING CONCEPTS

- Neighborhood Relationships:**
Drawing from the strong datum of the adjacent buildings, the upper mass breaks the symmetry to create visual interest.
- Site Relationships:**
The Commercial space entrance is located closer to the Metro Bus stop area to encourage interaction.
- Commercial:**
The Commercial space entrance is identified with a higher canopy to signify its hierarchy as a public space.
- Housing:**
The unit grid was narrowed to allow for more outwardly facing units which results in less flexible living spaces. The exterior space is similar to a light court.

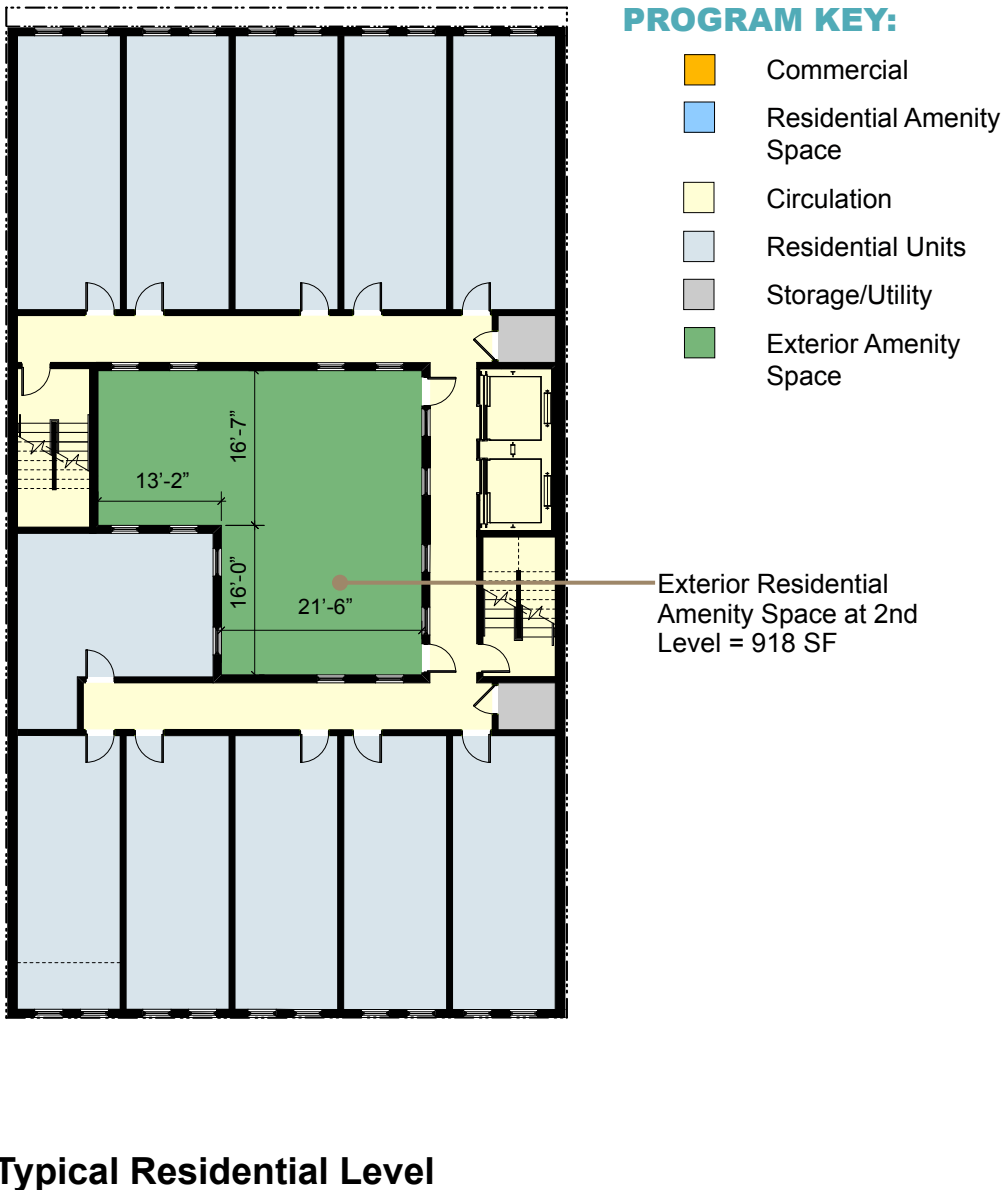
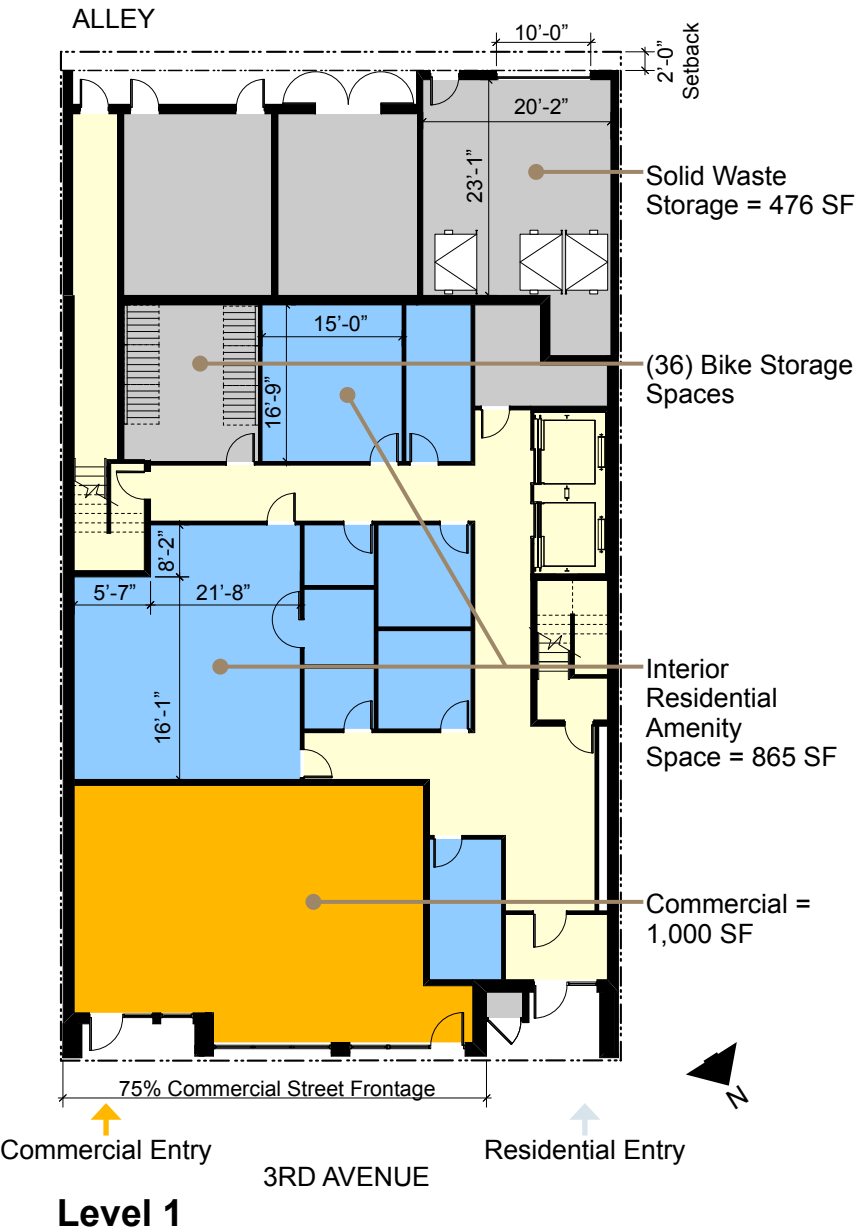


DESIGN GUIDELINE RESPONSES

- B: Architectural Expression:**
The base massing responds to the adjacent iconic/historic buildings while the upper levels are regulated by the grid of the units. This creates a vertical top juxtaposing the low base. The Commercial entrance is further expressed vertically identifying its corner.
- C: The Streetscape:**
Recessed entries identify the commercial and residential spaces. Transparency and overhead weather protection enhance the pedestrian experience.

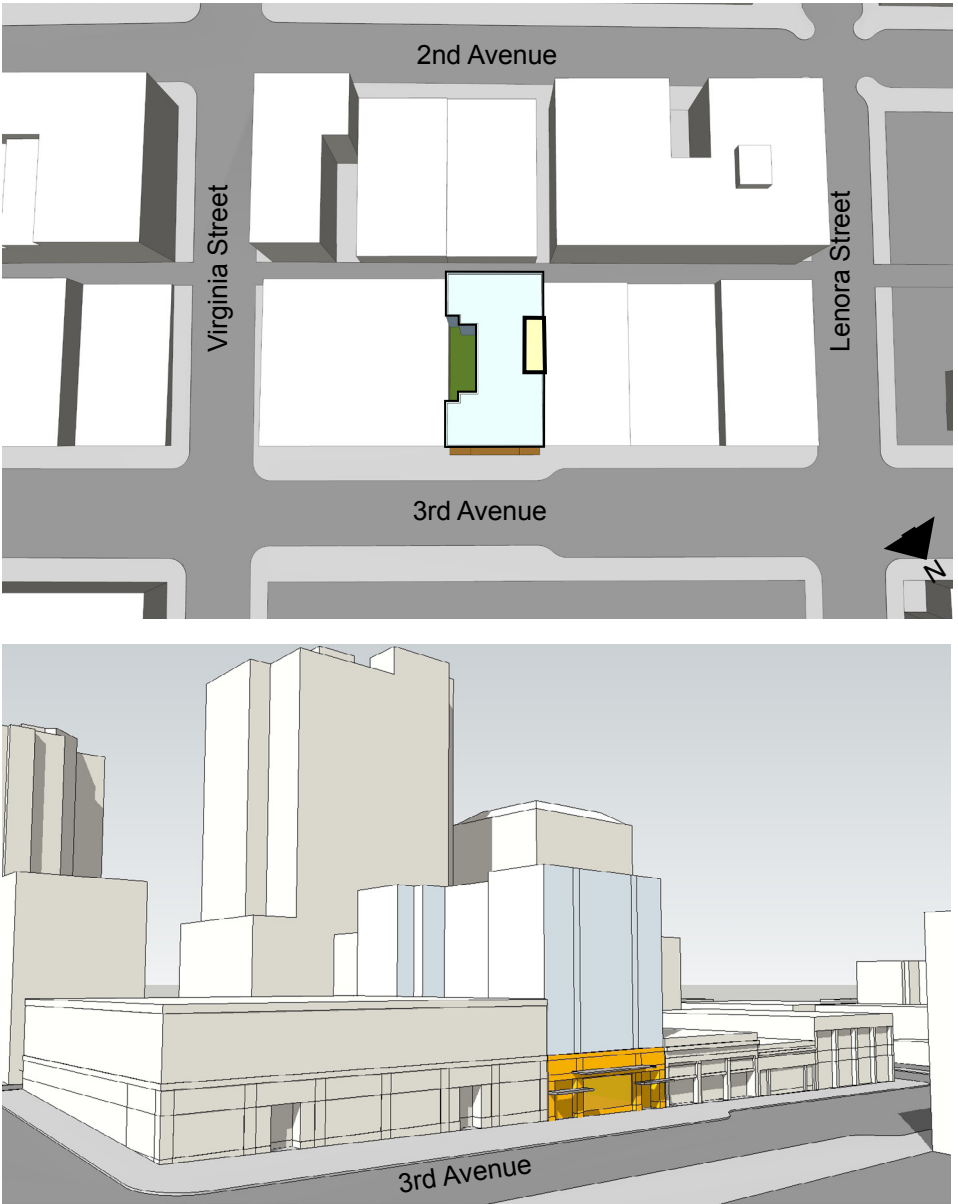
DEPARTURE REQUEST

None.



GUIDING CONCEPTS

- Neighborhood Relationships:**
The massing is taking cues from the Denny Hill building and upper level massing & proportion from other historic buildings in the neighborhood.
- Site Relationships:**
The overhead weather protection responds to the entrances as well as the existing Rapid Ride bus shelter.
- Commercial:**
The Commercial space entrance is located close to the Metro bus stop activity.
- Housing:**
The unit module is efficient and translate to the proportion of neighborhood buildings. The interior and exterior residential common recreation space stack so that light wells can bring daylight into the interior space.

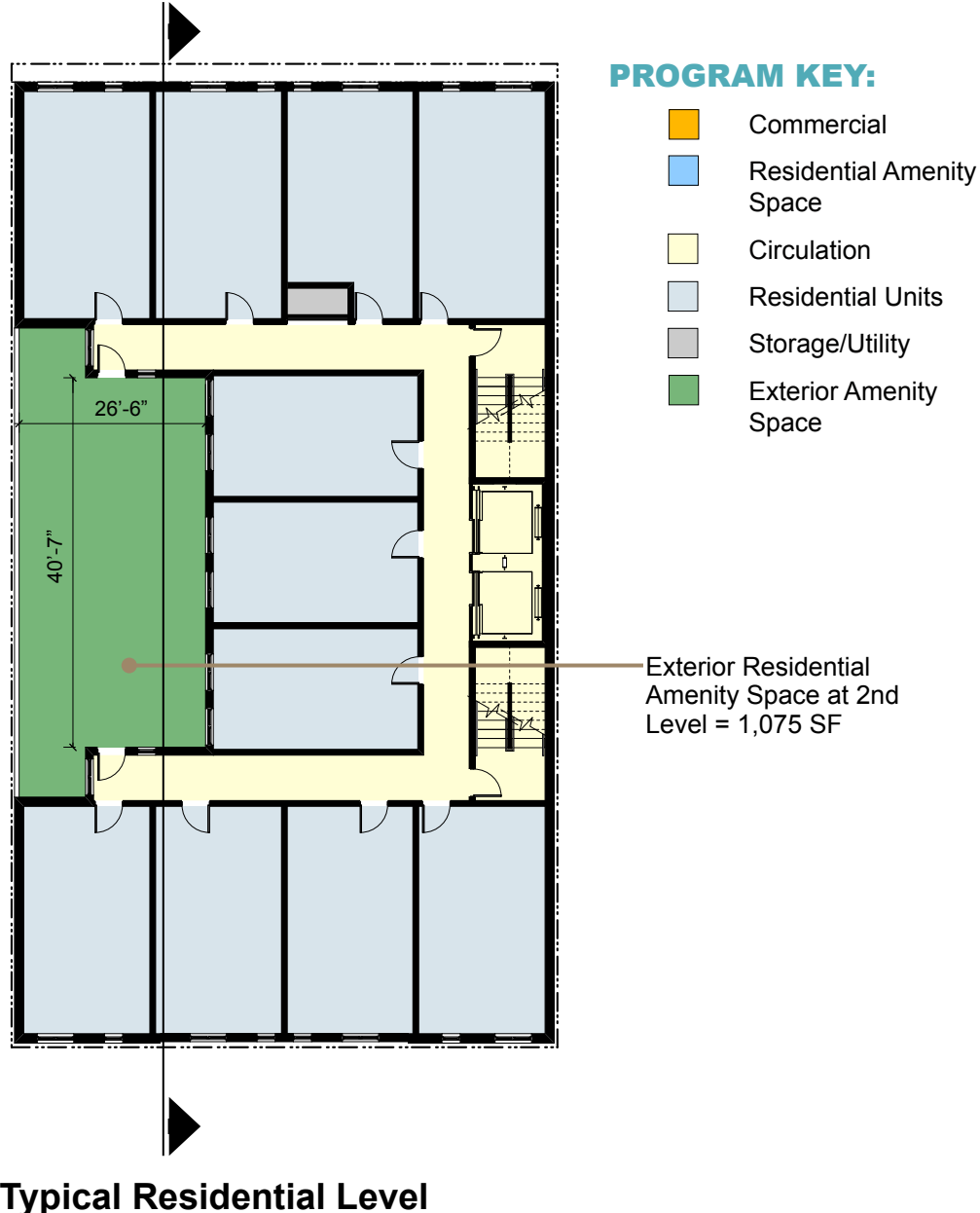
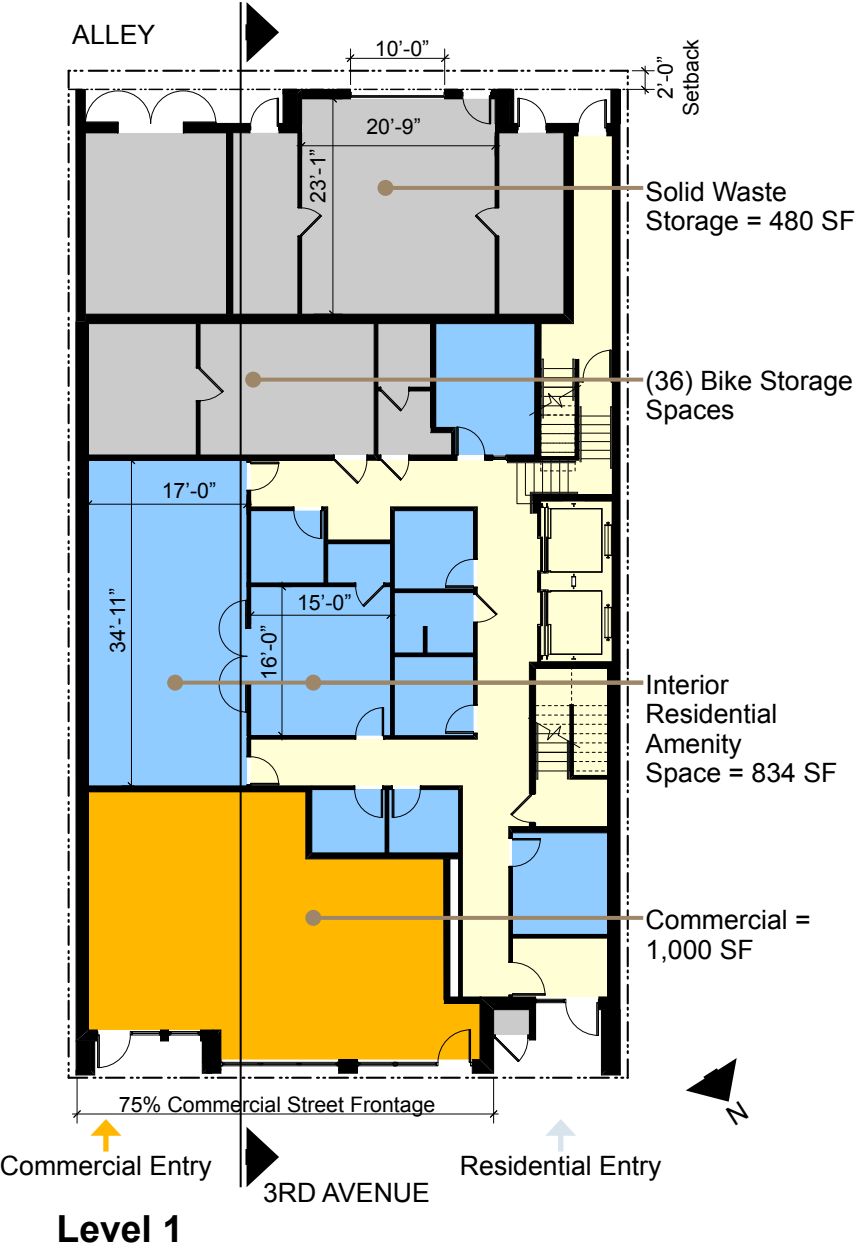


DESIGN GUIDELINE RESPONSES

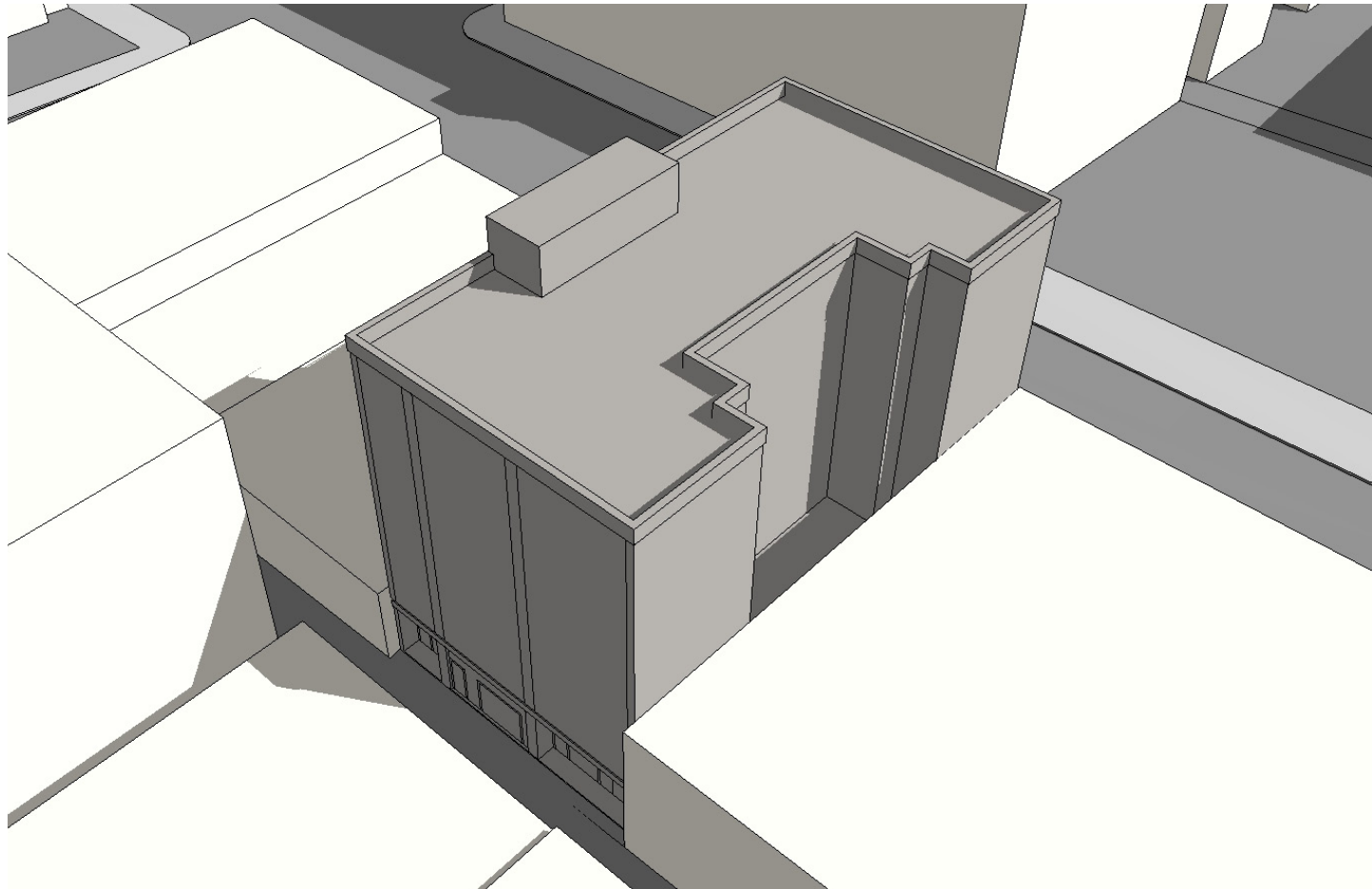
- B: Architectural Expression:**
The massing responds to the adjacent iconic/historic buildings and similar building type massing in the neighborhood. The scale and proportion of the massing relates to the strong datum line created by the Denny Hill building.
- C: The Streetscape:**
Recessed entries identify the commercial and residential spaces. The overhead weather protection is lowered at the entrances to related to the pedestrian scale, while raising to allow for lighting and views into the commercial space.

DEPARTURE REQUEST

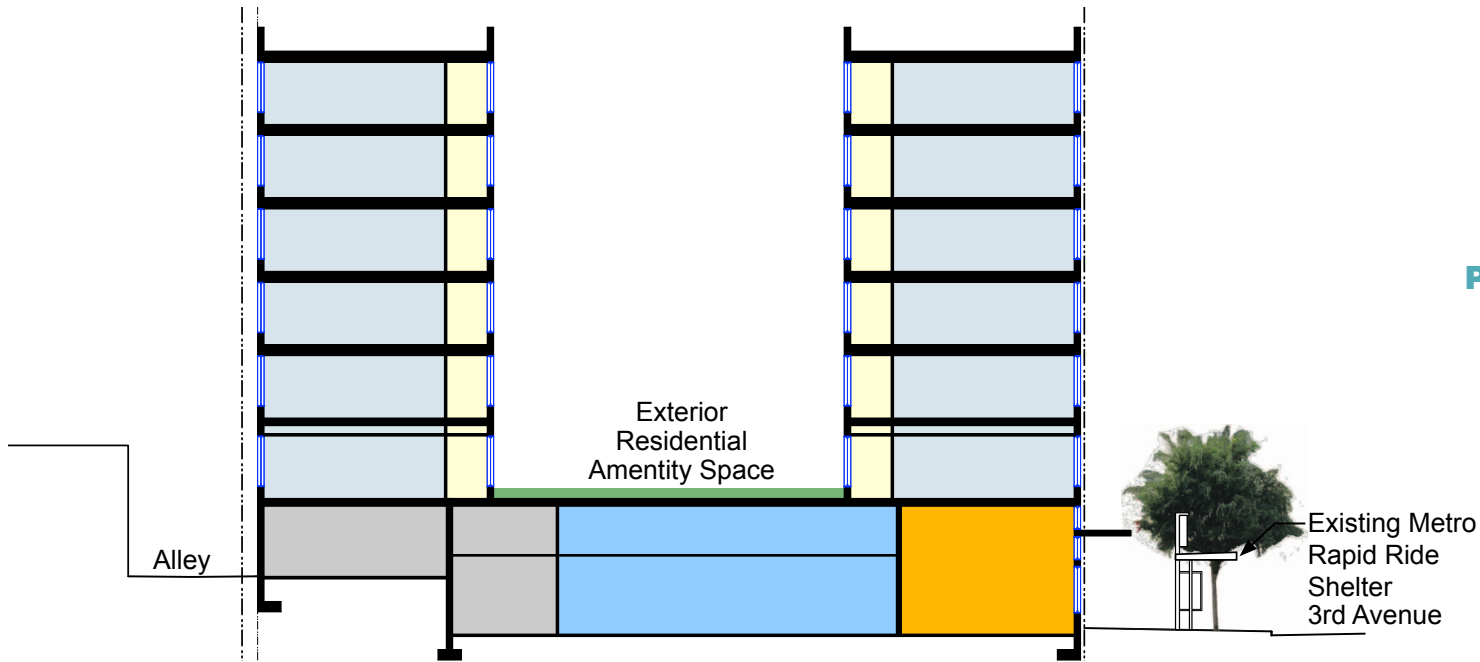
None.



- PROGRAM KEY:**
- Commercial
 - Residential Amenity Space
 - Circulation
 - Residential Units
 - Storage/Utility
 - Exterior Amenity Space



View of Massing Along Alley



Proposed Section

- PROGRAM KEY:**
- Commercial
 - Residential Amenity Space
 - Circulation
 - Residential Units
 - Storage/Utility
 - Exterior Amenity Space



Pedestrian View Looking Northwest



Pedestrian View Looking South



Pedestrian View Looking Southeast



2134 3rd Avenue

Two Story Base.
Three Bays - Proportional.
Belt Band & Strong Cornice Line.



Army Building

Two Story Base/Glazing Extending Between.
Three Strong Bays with Sub-Bays - Wide Side Bays with Narrow Center Bay.
Multi-Level Cornice.



Terminal Sales Annex

1-1/2 Story Base with 3 Levels Above.
3 Strong Bays with Sub-Bays - Narrow Side Bays with Wide Center Bay; Regulating Lines Above.
Multi-Level Cornice.



Palladian

Two Story Base with 7 Levels Above; Level 3 acts as a Transition .
4 Strong Bays - Regulating Line Above.
Strong Cornice Line.



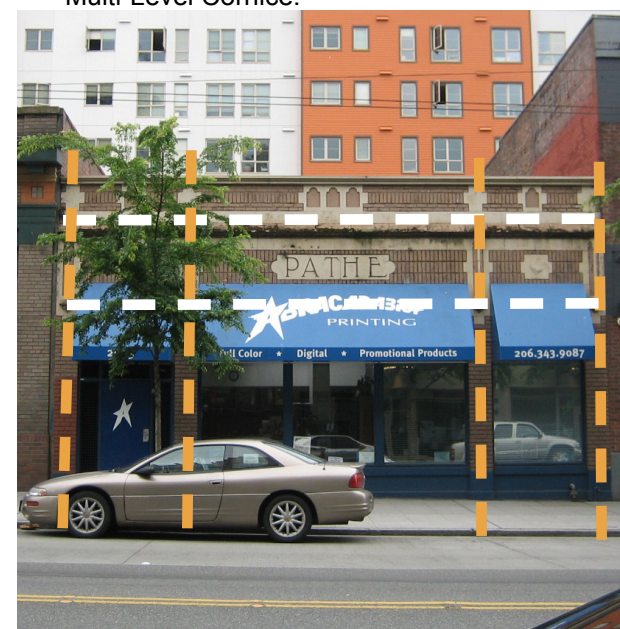
Swifty Printing

Two Story Base.
Six Equal Bays.



Denny Hill Building

Two Story Base.
Three Equal Bays.
Belt Bands & Strong Cornice Line.



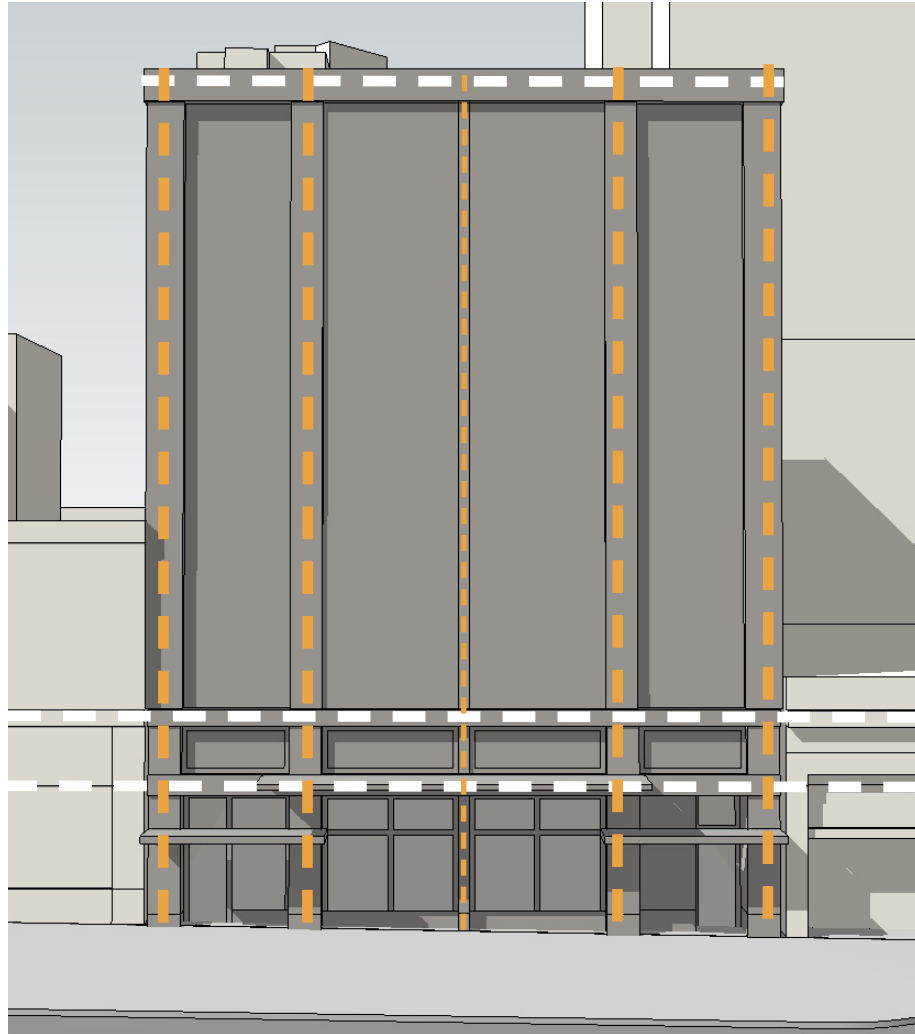
Pathe Building

One Story Base.
Three Bays - Narrow Side Bays with Wide Center Bay.
Belt Band & Cornice Line.



Jewish Federation of Seattle

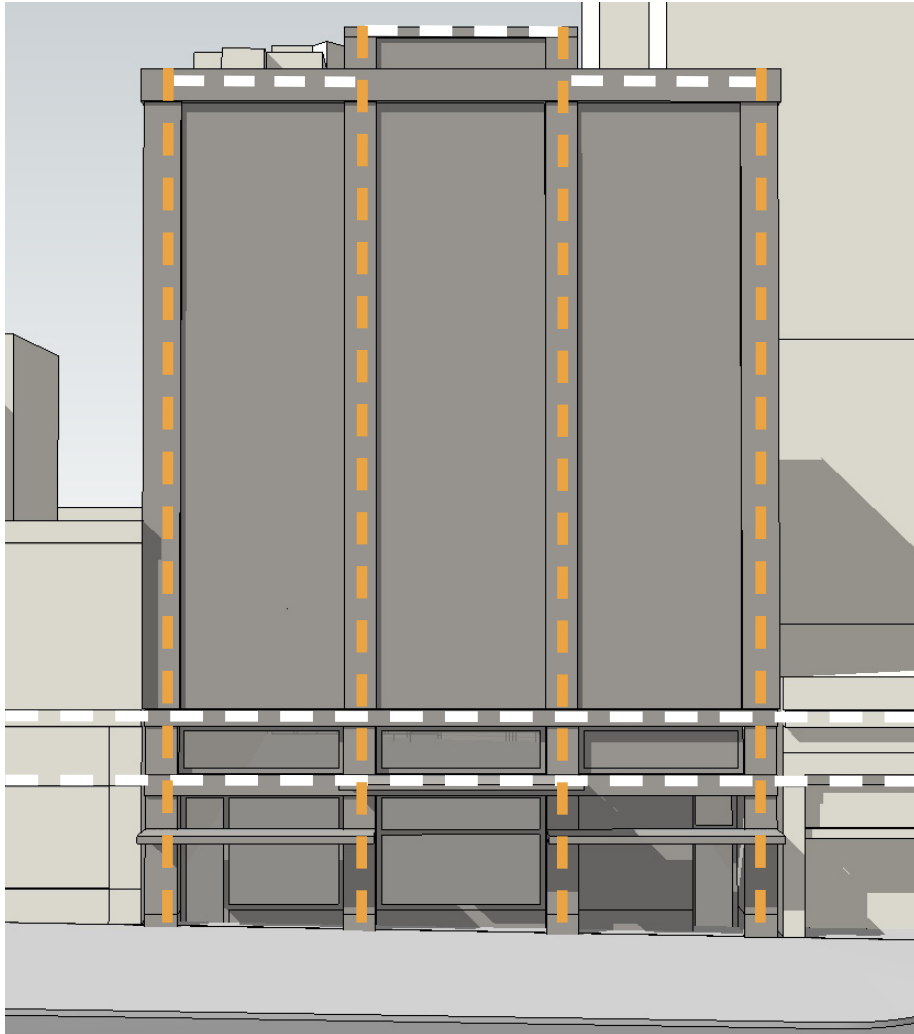
Two Story Base.
Four Equal Bays.



Elevation Study #1

1 Story Base with 6 Levels Above.
 3 Strong Bays with Sub-Bays - Narrow Side Bays with Wide Center Bay; Regulating Lines Continuing Above.
 Strong Cornice Line.

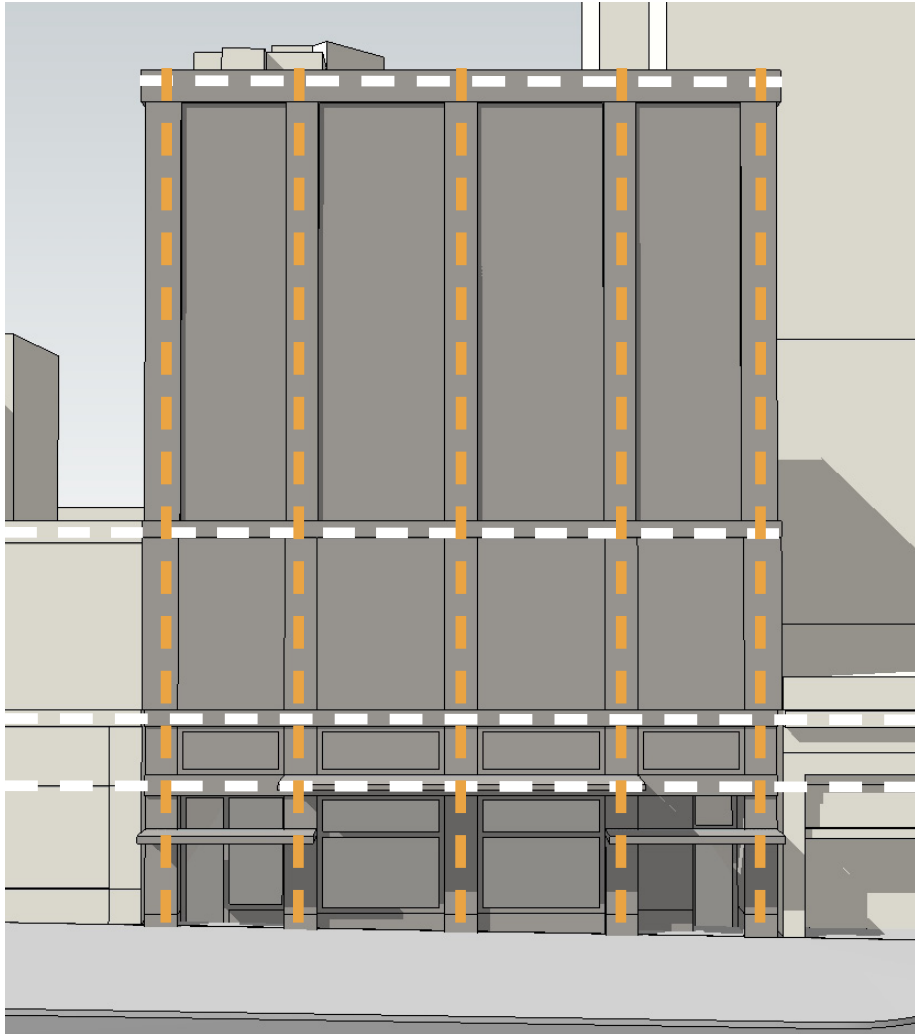
Similar Horizontal Datum Lines as Denny Hill Building.
 Similar Bay Pattern as Pathe Building and Terminal Sales Annex.



Elevation Study #2

1 Story Base with 6 Levels Above.
 3 Equal Bays with Regulating Lines Continuing Above.
 Multi-Level Cornice Line.

Similar Horizontal Datum Lines as Denny Hill Building.
 Similar Bay Pattern as Denny Hill Building and 2134 3rd Avenue.
 Similar Cornice Pattern as Army Building & Terminal Sales Building.



Elevation Study #3

2 Story Base with 5 Levels Above.
 4 Equal Bays.
 Strong Cornice Line.

Similar Horizontal Datum Lines as Denny Hill Building & Matching Height of Swifty Printing.
 Similar Bay Pattern as Jewish Federation of Seattle and Palladian.



Canopy & Integrated Signage



Canopy & Integrated Signage



Canopy & Signage Below



Canopy & Integrated Signage



Canopy & Integrated Signage



Canopy & Integrated Signage



Canopy & Signage Above/Below



Canopy & Integrated Signage



Bakhita Gardens
 4 Over 2 Construction
 Brick & Storefront Base
 Fiber Cement Pane Upper Levels



YWCA Opportunity Place
 5 Over 2 Construction
 Concrete & Storefront Base
 Brick Veneer Upper Levels



Senior Services
 8 Stories Concrete Construction
 Concrete Masonry Units, Storefront and Panels



Moda Apartments
 5+Loft Over 2 Construction
 Concrete & Storefront Base
 Metal Siding Upper Levels



The Shelby
 4 Over 2 Construction
 Brick & Storefront Base
 Stucco & Metal Siding Upper Levels



Traugott Terrace
 5 Over 1 Construction
 Concrete & Storefront Base
 Metal Siding Upper Levels



Ventana
 5 Over 1 Construction
 Concrete & Storefront Base
 Brick Veneer & Metal Siding Upper Levels



The Lenora
 5 Over 2 Construction
 Concrete & Storefront Base
 Stucco & Lap Siding Upper Levels



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THIRD AND VIRGINIA APARTMENTS

2013-2015 3rd Avenue, Seattle, WA 98121 — 12.4.2012 Early Design Guidance DPD Project Number: 3013740





Opportunity Place

2024 3rd Avenue, Seattle, WA
YWCA



Langdon & Anne Simmons Senior Apts

2119 3rd Avenue, Seattle, WA
Plymouth Housing Group



Pat Williams Apartments

219 Pontius Avenue North, Seattle, WA
Plymouth Housing Group



Hiawatha Artspace

843 Hiawatha Avenue, Seattle, WA
Artspace



Plymouth Place

94 Bay Street, Seattle, WA
Plymouth Housing Group



A.L. Humphrey House

111 Cedar Street, Seattle, WA
Plymouth Housing Group